



Voucher Advantage

“We’re About People”

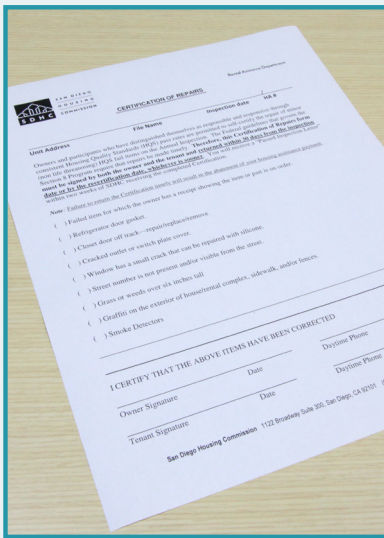
Lease Obligations

Tenants in the Housing Choice Voucher Program (Section 8) are required to reside in their units for at least one year, unless otherwise specified in their lease.

Landlords must make certain their tenant leases are clear about this requirement and other San Diego Housing Commission (SDHC) tenancy rules, known as family obligations.

Additionally, participants may move only twice in any three-year period if they wish to retain their rental assistance. SDHC will conduct a program and lease compliance review before a participating family is authorized to move.

If participants are found to be in non-compliance (including failure to pay rent), they could lose their rental assistance eligibility.



SDHC Self Certification of Repairs (SCoR) card (sample version - subject to change)

Repairs: Certify It Yourself

The Self-Certification of Repairs (SCoR) card makes unit inspections easier for landlords who have demonstrated consistent Housing Quality Standards (HQS) pass rates.

Qualified landlords can self-certify minor, non-life threatening repairs.

When a housing unit belonging to a qualified landlord fails inspection, a SCoR card is left with the tenant.

To complete the inspection process, landlords must:

- Correct the deficiencies within 30 days
- Fill out the SCoR card and have it signed by the tenant, certifying that the deficiencies have been corrected
- Return the SCoR card by mail, fax, or to SDHC headquarters

Once the card has been received, the unit is considered to have passed inspection and the inspection process is finished. Additional inspections are not necessary.

SDHC actively screens for partner landlords who qualify to participate in SCoR. For more information, please contact Theresa Ahamed at 619-578-7133 or at theresaa@sdhc.org.

Landlord Survey

SDHC values positive relationships with local owners and rental property managers and strives to provide quick responses and ready support. With that goal in mind, SDHC will conduct a survey on landlords’ customer service experience.

The brief, web-based survey will be conducted this fall. Randomly selected property owners/managers will receive an e-mail message with a link to the survey. SDHC thanks you in advance for your participation.



SDHC Achievement Academy Programs for Tenants

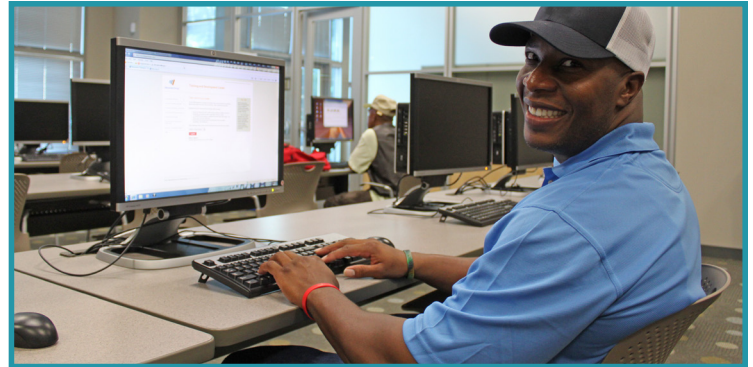
SDHC encourages landlords and property managers to share information about the Achievement Academy of the San Diego Housing Commission with their tenants. The SDHC Achievement Academy is a state-of-the-art learning and skills center with a computer lab.

It has helped Housing Choice Voucher (Section 8) participants earn undergraduate degrees, pay off debts, purchase homes and even launch their own businesses.

Family Self Sufficiency (FSS) is a five-year core program at the SDHC Achievement Academy.

It provides families with:

- Career planning
- Job skills
- Employment placement



SDHC Achievement Academy

Onsite courses and workshops are conducted by community partners for job training programs, and the 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, contact Frances Flores at 619-578-7451, or e-mail her at francesf@sdhc.org.

Moving Forward - Update

As part of the Moving Forward program, SDHC has adopted a revised policy for interim adjustments in rent portions for families that experience a reduction in income between regularly scheduled reexaminations.

The policy was implemented July 1, 2012 and applies to non-elderly and non-disabled families. Here are some key provisions:

- The decrease in family income is expected to last more than 90 days.
- If the decrease in income is a result of loss of employment, the individual must apply for unemployment insurance benefits (UIB). The request will not be processed until the family provides proof of the UIB determination.
- The loss of income must result in a rent portion decrease greater than 20 percent.
- A decrease to family income will not be processed if the loss of income was voluntary.
- Only one interim adjustment is allowed in any 12-month period.

Families not meeting the minimum criteria under the policy will not receive an adjustment to their rent portion. SDHC encourages families to contact the SDHC Achievement Academy where they can access a variety of services to help increase household income.

Please refer to our website at www.sdhc.org for detailed information about the new policy and the SDHC Achievement Academy. Tenants may also call the Moving Forward hotline at 619-578-7318 to hear more information about the interim policy.

Wanted: Story Ideas

Voucher Advantage helps rental owners and property managers get the most out of the Rental Assistance program. Your feedback is important to help us achieve that goal. Please send your ideas for articles to ownerinfo@sdhc.org. Please include in the subject line "Idea for Article."