



Become a Section 8 Housing Choice Voucher Landlord

Private landlords who rent their units to low-income San Diegans who receive Federal Section 8 Housing Choice Voucher rental assistance from the San Diego Housing Commission (SDHC) are essential.

More than 15,000 households in the city of San Diego receive rental assistance from SDHC, making rental assistance SDHC's largest program, which is funded by the U.S. Department of Housing and Urban Development (HUD).

- Participating landlords have the satisfaction of providing much-needed housing at market rates for low-income families, Veterans, seniors and individuals with disabilities.
- Tenants lease directly from landlords, who are free to screen tenants and manage their rental units as they normally would.
- Rental units must pass an initial inspection and are subject to annual re-inspections to ensure the dwelling meets minimum safety standards established by HUD.
- Close to 5,600 landlords in the city of San Diego participate in SDHC's rental assistance program.



Noble - Landlord and U.S. Army Veteran

Advantages for Landlords

- **Consistent and On-Time Rent Payments** – SDHC pays its portion of the contract rent through direct deposit, and SDHC holds tenants responsible for paying their portion of the rent on time to the landlords.
- **Filling Vacancies Quickly** – SDHC maintains a waiting list of families for the rental assistance program. Tenants are available immediately.
- **Free Rental Listing Service** – Landlords have free access to SDHC's online searchable listing service, GoSection8.com.
- **Landlord Stays in Control** – Landlords retain the right to pre-screen and select the tenants they want.
- **Flexible Lease Terms** – Choose between a 6- or 12-month lease term when tenants move in. After the initial lease term, you're free to go to a month-to-month contract. Continuing occupancy does not require a new lease or contract unless the landlord wants to enter into a new term with the family
- **Tenant Background Checks** – SDHC does criminal background checks on rental assistance recipients when they enter the program. Any adult that joins the household does so only with the approval of both the landlord and SDHC. That person also undergoes the same criminal background examination.
- **Enhanced Customer Service** – SDHC conducts rental housing unit inspections every two years; utilizes electronic signature software for documents; allows self-certification of repairs for qualified landlords; and provides a variety of information through SDHC's online Landlord Portal.
- **SDHC Online Landlord Portal** – SDHC provides participating landlords with access to information about their accounts 24 hours a day, 7 days a week from anywhere that they have Internet access.

For more information about the Section 8 Housing Choice Voucher Rental Assistance Program, call (619) 578-7777 or e-mail ownerinfo@sdhc.org.

Read our online 2015-16 Fiscal Year SDHC Annual Report & Highlights at www.sdhc.org



Watch SDHC videos on our YouTube channel

