

## Rental Assistance – Cutting Costs & Providing Incentives

The U.S. Department of Housing and Urban Development in 2009 designated the San Diego Housing Commission (SDHC) as a “Moving to Work” agency.

“Moving to Work” gives SDHC more flexibility to design and implement innovative approaches for providing federal housing assistance.

As a “Moving to Work” agency, SDHC is able to create local housing programs that:

- Reduce government costs.
- Increase housing choices for low-income families.
- Provide incentives to rental assistance clients seeking work and enrolled in job training or other programs that lead to greater self-sufficiency.

### Relaxed Inspection Cycle for Well-Maintained Rental Units

- Rental units that consistently pass inspection on the first visit may be eligible for an inspection cycle that allows inspections every two years instead of annually.
- Landlords and tenants who work together to repair minor defects found during an inspection can save time and avoid a reinspection by participating in a self-certification process.
- Special inspections will still be conducted as requested and needed.

### Simplified Utility Allowance Calculation

- SDHC has simplified the utility allowance calculation for tenants with the publication of a single chart showing the allowance based on the number of bedrooms, and whether the renter is responsible for water and sewer charges. The charts save time and eliminate confusion for tenants during the recertification process.



Beyer Courtyards  
San Ysidro

### Reduced Paperwork for Households on Fixed Incomes

- SDHC can reduce the paperwork burden for Housing Choice Voucher (Section 8) recipients who are elderly or disabled and living on a fixed annual income.
- Qualified households are allowed to verify their income and eligibility for rental assistance, a process known as recertification, once every three years rather than annually.
- During the two years when no certification paperwork is required, SDHC will automatically add a cost of living adjustment to the tenant’s rent subsidy.
- SDHC will still conduct annual or biennial inspections to ensure each rental unit meets basic health and safety standards.

*For more information and to see if you qualify, please visit [www.sdhc.org](http://www.sdhc.org).*