



Voucher Advantage

“We’re about people”

Introducing the Achievement Academy

The San Diego Housing Commission is proud to unveil its new Achievement Academy located in the agency’s downtown headquarters at 1045 11th Avenue.

The new 9,600 square foot Achievement Academy is a state-of-the-art learning and skills center available at no charge to families who receive federal Housing Choice Vouchers (Section 8) and those living in our public housing properties. Including a large computer lab and classrooms with high-tech learning tools, the Achievement Academy offers an expanded curriculum that includes workshops on topics such as personal finance, finding a job, and starting a small business.

The Housing Commission’s Achievement Academy continues to meet a 1990 HUD mandate that required Housing Authorities to help clients become less reliant on government assistance by achieving economic independence.

For more information, please visit our Web site at: www.sdhc.org

Landlord Survey

Our participating owners are our most valuable asset and it is our goal to provide excellent customer service; ensuring we offer quick responses and ready support. We would appreciate your feedback on how we are doing and how we can better serve you by your completion of an online survey which you can access at the following address:

<http://www.surveymonkey.com/s/SDHCownersurvey>

Owner Workshops

The San Diego Housing Commission will begin conducting free Owner Outreach Seminars on March 17, 2011. Topics to be presented include Moving Forward Program Overview, Housing Quality Standards, Establishing Rent Amounts and the Rent Increase Process. This will provide you with the opportunity to ask questions and make suggestions, as well as network with other property managers.

If you would like to attend, please contact Cris Bolton at (619) 578-7777 ext. 88 or email us at: ownerinfo@sdhc.org.



Achievement Academy

1045 11th Avenue, downtown San Diego

Biennial Inspection Cycle

Our “Moving Forward” program continues to improve and streamline the way we do business. Approximately 3,000 rental owners have had their units designated for biennial inspection cycles because their units have consistently passed inspection on the first visit.

For advice on how to ensure your unit/s pass on the first inspection, please see the article “Inspection Tips.” Another new measure the Housing Commission offers is the option to self-certify the repair of certain minor items that fail inspection. These streamlining measures save both you and your tenant’s time and effort.

The San Diego Housing Commission is one of 30 housing authorities nationwide named by HUD as a “Moving Forward/ Moving to Work” agency, a designation that allows the Housing Commission the flexibility to design and implement more innovative approaches for providing housing assistance.



Business Advantages of Rental Assistance

The Moving Forward rental assistance program assists nearly 40,000 low-income San Diegans. As a participating owner, you retain the role of pre-screening and selecting the right tenant for your property. The Housing Commission determines eligibility for the program. To better assist you, the agency has provided a summary of what it verifies for the Moving Forward program and what responsibilities owners have. We hope you find this information helpful.

San Diego Housing Commission is responsible for:	Participating owners are responsible for:
Limited criminal history screening	Screening of rental history
Verification of family income	Complying with Fair Housing Laws
Proof of U.S. residency	Provide a copy of the Lease Agreement

Inspection Tips

The San Diego Housing Commission conducts either annual or biennial inspections for all assisted rental units. Here are some Tips to help rental owners make the inspection process quick and easy:

- Ensure the water heater is properly connected.
- Carpets should be free of tripping hazards.
- The unit should be free of mold and mildew.
- Take care of loose electrical wires or missing outlet covers, which may cause shock.
- Smoke alarms need to be connected and in working order.
- Ensure there are no lead paint issues.
- Upgraded outlets must work properly and be ground or GFCI protected.



Smoke Alarms

One of the most common items that fail inspections is the smoke alarm.

Correct installation and operation of smoke alarms is important for both you and your tenant. Smoke alarms must also be placed in the proper location.

- Ceiling mounted alarms should be installed at least 4 inches away from the nearest wall.
- Wall mounted alarms should be installed so that the top of the device is no more than 12 inches away from the ceiling.
- A smoke alarm must be installed outside each separate sleeping area within 21 feet of the sleeping rooms, in each sleeping room, and on each level of the dwelling unit.
- There should be at least one alarm for every 500 square feet for units that are larger than 1,000 square feet.
- For peaked ceilings the smoke alarm shall be located within 36 inches of the peak but not closer than 4 inches of the peak.
- Smoke alarms shall be mounted on inside walls and not placed within 36 inches of the door to a kitchen, or a bathroom that contains a tub or shower.
- Smoke alarms should not be installed within 36 inches from the tip of the blade of a ceiling fan.
- Hard wire smoke alarms will not be required to be moved if a battery operated one is installed in the proper location.