



Voucher Advantage

"We're About People"

Direct Deposit of Housing Assistance Payments

Effective July 1, 2015, the San Diego Housing Commission (SDHC) will disburse Housing Assistance Payments (HAP) through direct deposit only. All property owners who participate in the federal Housing Choice Voucher-Section 8 Rental Assistance Program must be signed up for direct deposit of their HAP by June 30, 2015.

The direct deposit of funds to your bank account allows SDHC to expedite our payments to you, decrease the risk of fraud and forgery and maximize the efficient use of federal resources. SDHC will no longer mail out paper HAP statements or inspection results letters.

If you have not already signed up for direct deposit, please download the Authorization Agreement for Direct Deposit form from the SDHC website at www.sdhc.org. It can be found in the Rental Assistance section beneath the Quicklinks tab on the left.

Please mail the form to Senior Housing Assistant Cris Bolton at SDHC offices, 1122 Broadway #300, San Diego 92101.

Include your vendor number, which can be found on your current HAP statement. If you have multiple vendor account numbers, you will need to complete a form for each vendor account.

If you have any questions, or if we do not have your current email address on file, please email ownerinfo@sdhc.org or call (619) 578-7777, ext. 88.



SDHC Online Landlord Portal

Access information about your account 24 hours a day, 7 days a week on SDHC's website Landlord Portal:

- Unit Inspection Results (Available within 1 business day)
- Your Ledger Balance
- Any pending payment & abatement holds
- Caseworker Assignment
- Unit Information
- Your Contact and Profile Information
- Online Forms (change of address, etc.)

To register for the Landlord Portal, please visit SDHC's website at www.sdhc.org. Under the Rental Assistance tab, click on the Landlord Portal link at the left. You will need your vendor number/registration code, which can be found on your current HAP statement. Detailed instructions on how to complete registration for the Landlord Portal are on SDHC's website.

Landlord Portal Demonstration Workshops

The SDHC Rental Assistance Division is conducting free Landlord Portal Demonstration workshops over the next three months to help landlords make full use of the Landlord Portal.

The workshops will be held at the SDHC Achievement Academy located at 1045 11th Street, San Diego CA 92101. Parking in the underground garage will be validated for attendees during the workshop.

RSVP by calling (619) 578-7777 ext. 88 or emailing ownerinfo@sdhc.org. Attendance at each workshop is limited to 30 participants.

Workshops
Wednesday, May 20, 2015 – 5:30 p.m.
Wednesday, June 17, 2015 – 5:30 p.m.
Wednesday, July 15, 2015 – 5:30 p.m.



Owner Education Seminar

SDHC will conduct its next Owner Education Seminar for property owners and landlords on Thursday, May 21 at 5:30 p.m. at the SDHC Achievement Academy, 1045 11th Avenue in Downtown San Diego.

Topics covered in the seminar will include:

- Online Landlord Portal Demonstration
- Rules regarding Notice to Vacate
- Rent Increase Requests
- Update on the Moving Forward Program

MTW Inspections Update – Reminder

Housing Quality Standards (HQS) inspections for most units are now conducted once every two years (biennial) instead of every year. This change went into effect in January 2015.

HQS sets minimum criteria necessary for the health and safety of Housing Choice Voucher-Section 8 (HCV) program participants. All HCV units must meet these standards.

This SDHC policy change simplifies the HQS process for tenants, landlords, and SDHC staff. It does not affect tenants residing in units receiving rental assistance through a Project-Based Housing Voucher, or participants in the Moderate Rehabilitation and Sponsor-Based Housing Voucher programs. These families will remain on an annual inspection schedule.

The ability for a tenant to request a “Special” inspection also is not affected by the policy change. Additionally, “Quality Assurance” inspections will be increased.

Young Adult Training Program - Tenant Info

The SDHC Achievement Academy is launching a series of training programs for young adults ages 18 to 24 who need a job or a better paying job. This certificate program will help you gain work readiness skills, build your resume, and provide you with one-on-one job coaching.

Featured Job Opportunities:

- Security Guard
- Food Service Worker in the Restaurant or Hotel Industry
- Caregiver for Elderly or Disabled
- Youth Program Worker/ Child Care Business

Tenants may contact Frances Flores at (619) 578-7451 or email achievementacademy@sdhc.org for additional information.

Path to Success - Tenant Info

Minimum Rents Increase

Increases in the minimum monthly rent payment amounts for your tenants in SDHC’s HCV program go into effect beginning July 1.

These increases are being implemented under SDHC’s Path to Success program. Path to Success modifies the method used to determine the rent payment amounts for HCV and public housing participants who are identified as able to work (Work-Able):

- A) Households with one Work-Able adult will pay a minimum rent of \$300 (up from \$200); and
- B) Households with two or more Work-Able adults will pay a minimum rent of \$500 (up from \$350).

Under Path to Success, Work-Able families pay a minimum rent based on the number of adults in their household who are under 55, not disabled and not a full-time student (ages 18-23).

SDHC guides Work-Able families to become more financially self-reliant through enrollment at the SDHC Achievement Academy, a learning center and computer lab.

Water Conservation

SDHC is partnering with the San Diego County Water Authority to raise awareness about water conservation during the current four-year drought.

For information on how to reduce your water use, visit www.sdhc.org, go to the Rental Assistance section, and select Water Conservation Information from the Quicklinks menu tab on the left.



SDHC appreciates the partnership we have with rental property owners and managers. Thank you for continuing to assist low-income families, seniors, and persons with disabilities with their housing needs.

