



Voucher Advantage

“We’re About People”

Automated Reports, Improved Service

The Inspections Team in the Rental Assistance Department is automating its report process for initial inspections.

The new system will allow inspectors to conduct inspections electronically, print copies of reports and provide final results and rent reasonableness determinations on the spot. This is just one more way the San Diego Housing Commission is improving service for our partner owners.

Owner Education Seminar

The San Diego Housing Commission will conduct an Owner Education Seminar for landlords on Wednesday, December 7, at 5:30 p.m. Presentations will include:



- Updates on the Moving Forward Program;
- Inspection Items that Commonly Fail;
- The Three-Way Partnership: Owner, Participant and SDHC; and
- Housing Choice Voucher (Section 8) Leasing and Program Information.

Location:

The Achievement Academy of the San Diego Housing Commission
1045 11th Avenue
San Diego, CA 92101

The seminar is free and parking validation will be provided.

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



Sherwin-Williams “Home Work” painter training program.

Achievement Academy News

The Achievement Academy of the San Diego Housing Commission is a state-of-the-art learning and skills center available at no charge for families who receive federal Housing Choice Vouchers (Section 8). The goal is to help clients become less reliant on government assistance by achieving economic independence. We encourage you to advise your tenants of this program.

Sherwin-Williams “Home Work” Painter Training Program

The Achievement Academy, in partnership with Sherwin-Williams and the U.S. Department of Housing and Urban Development, offers a free painter training course, part of the nationwide Home Work program. Your tenants could benefit from this program.

After five days of classes and on-the-job training, participants learn:

- Painting skills
- Safety
- Mold awareness
- Lead-safe practices
- Industry standards

Please refer those interested to Silvia de la Mora at 619-578-7464 or silviam@sdhc.org for additional information and upcoming training dates.



Choice Voucher (Section 8) Program

MYTHS vs. FACTS

The Federal Government's rental assistance program (Section 8), administered by the San Diego Housing Commission, has changed dramatically in the past ten years, bringing significant improvements. Despite this, you may have heard some interesting stories about the program. Let's set the record straight.

MYTH: The process of becoming and remaining a Section 8 landlord is time-consuming and requires large amounts of paperwork.

FACT: The landlord completes a few documents, including the Request for Tenancy Approval form for the rental unit. The bulk of the paperwork is prepared by Housing Commission staff.

MYTH: The Section 8 program expects landlords to make a lot of repairs.

FACT: The landlord is required to make initial repairs to bring the unit into HUD compliance and is responsible for routine maintenance. The tenant is responsible for repairing any damage to the unit or complex beyond normal wear and tear.

MYTH: Housing assistance payments can stop anytime without warning to the landlord.

FACT: Section 8 Program participants must provide at least a 30-day notice to vacate to the landlord and the Housing Commission. Failure to do so is a program violation and could result in the loss of their rental assistance eligibility. There are rare instances, such as when a participant moves out of a unit without providing advance notice to the landlord, when Section 8 is required to immediately stop payment.

MYTH: Landlords cannot evict problem Section 8 participants because they have special protections under the law.

FACT: Participants must comply with all program rules and the family obligations listed on their voucher, including abiding by the terms of their lease with the landlord, or risk losing their assistance. It is the Housing Commission's duty to ensure participants comply with program rules and the landlord's job to enforce their lease.

Stay tuned for more Myths vs. Facts in future issues of Voucher Advantage.

New Inspections Unit Supervisor

After leading the Inspections Unit for two years, Juanita Causbrook will now be supervising the Leasing Unit. Theresa Ahamed is the new Inspections Unit supervisor. Theresa has been with the agency since 1979 and previously worked in the Inspections Unit.



The Achievement Academy of the San Diego Housing Commission.

Moving Forward – Update

The Housing Commission is preparing to implement Path to Success, a reintroduction of the Rental Assistance program under the Moving Forward initiative.

Path to Success reforms the rental assistance program and creates new incentives for rental assistance families to become more self-sufficient.

For example, under Path to Success, the Housing Commission will streamline the way rental assistance is calculated. The initiative will also separate rental assistance clients into two categories: elderly/disabled and career-focused. The latter will be paying graduated minimum rents.

On August 1, the Housing Commission changed how the utility allowance is assigned. Participating families will now be given the utility allowance based on the smaller of the assigned voucher or unit bedroom size. This change is now effective for moves and new admissions. It will be implemented on December 1 for all families during annual reexaminations.

Path to Success will be fully implemented in 2013.

Another Moving Forward initiative is the Choice Communities program, which provides incentives for families to move to more affluent areas of San Diego.

If you are interested in listing your units in zip codes 92119, 92037, 92131, 92106, 92128, 92124, 92130, 92127 and 92120, or would like additional information about the program, please contact the Choice Communities assistant at 619-578-7625.

You can also find more information about Choice Communities and other Moving Forward programs at www.sdhc.org.

Wanted: Story Ideas

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