



# Voucher Advantage

“We’re About People”

## Update Your Email Address

If you believe the San Diego Housing Commission (SDHC) does not have an email address on file for you, or if you recently changed your email address, please contact us at [ownerinfo@sdhc.org](mailto:ownerinfo@sdhc.org). Write “updating my email address” on the subject line, and we will update your information.

SDHC is moving toward email as the preferred means of communication with all of its partners. Email is fast (messages can be sent anywhere in an instant), inexpensive (no cost), simple, green (no paper mailings) and versatile (documents, pictures and other files can be sent too).



## Maintaining Your Unit and Housing Assistant Payments

As an owner, you are responsible for ensuring that your unit meets Housing Quality Standards (HQS) during the entire term of the Housing Assistance Payment (HAP) contract.

If at any time SDHC determines that the unit does not meet HQS, we will notify you in writing and provide you with a reasonable period of time to make repairs.

However, if the repairs are not made within that time period, we are required to stop making HAP payments to you. Your tenant is still responsible for their share of the rent.

HAP payments will not resume until the repairs are made. Furthermore, no retroactive payments will be made for the period of time that the unit was not in compliance with HQS.

After HAP payments are stopped, if a unit is not in compliance with HQS for more than 30 days, your HAP contract may be cancelled.

## Did You Receive Your 1099 Form?

The 1099 forms were mailed to all participating owners on Thursday, January 30, 2014. If you have not received your 1099, or if you have any questions regarding the form, please call SDHC at 619-578-7795.

## Path to Success Program

SDHC’s Path to Success program was implemented on July 1, 2013.

Path to Success changes the method used to determine the monthly rent payment amounts for Housing Choice Voucher (Section 8) (HCV) participants.

Path to Success also sets minimum monthly rent payment amounts for participants who are identified as able to work (Work-Able). The initial minimum monthly rent payment amounts are based on California’s minimum wage standards—currently \$8/hour.

As this Work-Able population contributes more toward their rents, SDHC’s goal is to expand the HCV program to those families on the waiting list if it is financially feasible to do so. SDHC sees HCV participants as partners in solving the dilemma of how to utilize limited federal funds to help as many families in need as possible.

SDHC will guide Work-Able families to become more financially self-reliant through enrollment at the SDHC Achievement Academy, a state-of-the-art learning and resource center and computer lab with programs that emphasize career planning, job skills and personal financial education—at no cost to HCV participants and public housing residents.

For more information about Path to Success, please visit [www.sdhc.org](http://www.sdhc.org).



AT&T Recruitment at the SDHC Achievement Academy

## Information for Your Tenants: Job Recruitment Events

The SDHC Achievement Academy provides on-site job recruitment events for tenants participating in the HCV program.

Employers provide coaching on all aspects of the job application and interview process with their respective organizations, including:

- Organization Overview
- Application and Resume Process
- Current Open Positions
- Q-and-A
- One-on-one Interaction with Employers

To date, the following companies have provided valuable recruitments at the SDHC Achievement Academy: City of San Diego, AT&T, Marriott Gaslamp, Salvation Army, San Ysidro Health Centers, YMCA, UPS, Neighborhood House Association, UCSD, Ace Parking and Goodwill.

Please advise your tenants that they may register for job recruitment events at the SDHC Achievement Academy by calling (619) 578-7451, or by email: [achievementacademy@sdhc.org](mailto:achievementacademy@sdhc.org)

## Owner Education Seminar

SDHC will conduct its next Owner Education Seminar for owners and landlords on **Wednesday, March 26, 2014, at 5:30 p.m.** at the SDHC Achievement Academy, 1045 11th Ave., San Diego, CA 92101.

Presentations will include:

- Rules regarding Notices to Vacate
- Rent-Increase Requests
- Update on the Moving Forward Program

## How to Cut Energy Costs

Energy efficiency improvements can save you time and money.

### Heating & Cooling

- Replace forced air system filters regularly or clean them as needed.
- Seal heating ducts and insulate those that run through unheated spaces.
- Install programmable thermostats in each unit and encourage your tenants to set the temperature to 68°F in the winter and 78°F in the summer.
- Seal air leaks around doors, windows and around any plumbing and electrical penetrations in walls, floors and ceilings.

### Water Heating & Appliances

- Set the hot water temperature to 120°F in all rental units. Some dishwashers require the temperature to be slightly higher. Consult your owner's manual for your specific model.
- Insulate your water heater and its pipes. Keep the insulation 18 inches from the top of the water heater.
- Fix leaky faucets.

### Refrigerator Recycling

- Recycle old refrigerators or freezers in your rental properties and get cash back.

### Lighting

- Use compact fluorescent light bulbs (CFLs) when replacing bulbs.
- Use occupancy sensors and fluorescent lighting in all common areas.

## Wanted: Story Ideas

*Voucher Advantage* helps rental owners and property managers get the most out of the Rental Assistance Program. Your feedback is important to help us achieve that goal. Please send your ideas for articles to [ownerinfo@sdhc.org](mailto:ownerinfo@sdhc.org). Please include in the subject line "Idea for Article."

*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.*

