



Voucher Advantage

“We’re About People”

Path To Success Landlord Update

Changes in the method used to determine the rent portion of a tenant’s payment will affect about 7,000 Housing Choice Voucher families who have been identified as able to work (work-able). Under Path to Success, a new program of the Rental Assistance Department of the San Diego Housing Commission (SDHC), the average rental payment of work-able families will increase.

At the same time, SDHC will guide work-able families in becoming more self-sufficient through enrollment at SDHC’s Achievement Academy learning center with an emphasis on job skills and financial education. Path to Success will allow SDHC to serve more low-income families.

The program will be implemented beginning July 1, 2013.

Prior to that date, effective July 1, 2012, half of the work-able families will be recertified every two years, instead of the yearly re-certification of income and assets. For most elderly or disabled families, they will continue to be recertified every three years.

Landlords will be informed of any changes to their rental payments. Be assured, if you do not receive a letter this year, you



SDHC Achievement Academy classes

may expect to continue receiving the same rent payments from your tenant and SDHC.

Housing Quality Standards (HQS) inspections will no longer be tied to a family’s re-certification date. Instead inspections will be scheduled each year or every other year, depending on whether the unit is on the annual or biennial inspection cycle. HQS inspection appointment letters will continue to be sent to the tenant and owner or property manager. As an owner or property manager you may not notice any differences as a result of this new procedure.

Owner Education Seminar

The San Diego Housing Commission will conduct its third Owner Education Seminar for landlords on Wednesday, March 28 at 5:30 p.m. Presentations will include:

- Update on the Moving to Work/Moving Forward Program
- Path to Success
- Introduction of Biennial Re-certifications for work-able families
- HQS inspections

The Owner Education Seminar will be held at the SDHC Achievement Academy, which is located in our downtown headquarters at 1045 11th Avenue. 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 email us at ownerinfo@sdhc.org.

HQS Inspections—Electrical Outlets

The United States Department of Housing and Urban Development (HUD) issued a public notice regarding the inspection of electrical outlets as part of the Housing Quality Standard (HQS) inspections. The concern relates to older outlets, found in older constructed units built prior to 1975, that are changed from a two-prong outlet to a three-prong outlet without being properly grounded.

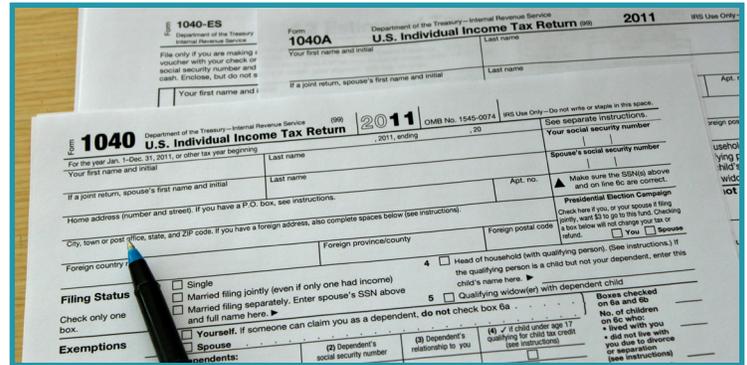


Recognizing the potential electrical hazards and learning about safety devices will prevent serious safety hazards. All electrical wiring should be properly installed and maintained by a qualified licensed electrical contractor. To prevent interruption of your Housing Assistance Payments (HAP) please ensure that your unit’s outlets are properly grounded or protected by a GFCI before the HQS inspection.



Choice Communities List your Property

The Choice Communities program provides incentives to Housing Choice Voucher families who wish to move to areas of San Diego that offer better educational programs for their children, or are closer to their work. If you are interested in listing your units located in these zip code areas: 92119, 92037, 92131, 92106, 92128, 92124, 92130, 92127, 92120, or would like additional information about the program, please contact our Choice Communities Assistant at (619) 578-7625 or visit our website at www.sdhc.org.



SDHC Achievement Academy Free Tax Preparation for your Tenants

SDHC Achievement Academy, in partnership with THRIVE San Diego (United Way), is offering free tax preparation services for families receiving federal Housing Choice Vouchers (Section 8) assistance and who earned less than \$49,000 in 2011.

As part of the Earned Income Tax Credit Coalition, SDHC Achievement Academy is an established Volunteer Income Tax Assistance (VITA) site, which is staffed by volunteer tax preparers certified by the IRS and the VITA program.

VITA tax preparers determine if participants qualify for additional tax credits including the Earned Income Tax Credit (EITC), the Child Tax Credit, or the Credit for the Elderly & Disabled.

In addition, the option to receive electronically deposited tax refunds via a Visa prepaid debt card from US Bank will be available. This complimentary product will allow those participants without banks to receive their refund payments in a more timely manner.

SDHC Achievement Academy participants are also able to sign-up for bundled services including benefits screening and one-on-one financial counseling to assist with paying down debt and increasing net income to become financially independent.

Appointments are conducted at SDHC Achievement Academy in downtown San Diego and the campus in San Ysidro. To schedule an appointment contact France Flores at (619) 578-7451 or francesf@sdhc.org.

Myths about the Housing Choice Voucher (Section 8) Program

MYTHS vs. FACTS

MYTH: Section 8 households allow unauthorized persons to reside in the unit and no action is taken by SDHC.

FACT: Approval from the landlord must be received prior to SDHC reviewing a participant's request to add an adult to the household. Furthermore, all adults are required to undergo a criminal background check prior to receiving SDHC'S approval to be added as a household member. If SDHC becomes aware of an unauthorized person residing in the unit, an investigation will be conducted that may lead the household to lose eligibility for assistance.

MYTH: Section 8 households are screened differently from tenants in the open market.

FACT: Landlords retain control and the right to pre-screen and select the tenants they desire. They are encouraged to conduct their normal screening process including verifying a participant's credit history, references, and completing a background check.

Wanted: Story Ideas

Voucher Advantage provides information to rental owners and property managers to get the most out of the Rental Assistance Program. We welcome your feedback and story ideas: ownerinfo@sdhc.org. Please include in the subject line "Voucher Advantage."