



## Three-Way Partnership

The success of the rental assistance program requires cooperation among the landlord, tenant, and the San Diego Housing Commission (SDHC), which administers the Section 8 Housing Choice Voucher (HCV) program on behalf of the U.S. Department of Housing and Urban Development (HUD).



- The program runs smoothly when each party understands and diligently fulfills their responsibilities.
- Participating landlords enjoy the security of guaranteed federal rental payments and the freedom to manage their rental properties.
- Tenants are assured decent, safe and affordable housing.

## Partnership

### SDHC:

- Provide landlords and rental assistance tenants with prompt, professional service
- Determine eligibility of applicants for federal rental assistance
- Provide clear information about the HCV program
- Issue Federal Housing Choice Vouchers to qualified households
- Conduct rental housing unit inspections every two years
- Determine if rent is reasonable compared to similar units
- Approve unit, rent, and lease terms
- Contract with landlord to pay the SDHC portion of rent
- Make on-time and accurate Housing Assistance Payments
- Monitor tenant eligibility every other year
- Ensure tenant and landlord comply with program rules

### Landlords:

- Comply with fair housing laws
- Screen and select tenants
- Maintain rental unit
- Collect tenant portion of rent
- Comply with and enforce the lease
- Comply with terms of the Housing Assistance Payments Contract

### Tenants:

- Pay rent on time
- Comply with program rules, including reporting changes in household composition or income
- Abide by terms of lease, such as paying utilities and maintaining appliances
- Pay for any damage to unit beyond normal wear and tear

*For more information, visit SDHC's website at [www.sdhc.org](http://www.sdhc.org).*

Read our online 2017 Fiscal Year  
SDHC Annual Report at [www.sdhc.org](http://www.sdhc.org)



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