



# Voucher Advantage

“We’re About People”

## Simplified Inspections Schedule

Housing Quality Standards (HQS) inspections for all units will be conducted once every two years (biennial) instead of every year, tentatively scheduled to be implemented in 2015.

This San Diego Housing Commission (SDHC) policy change will place all units on a biennial inspection schedule regardless of any qualifying criteria.

SDHC previously modified the inspection procedure in 2009 to place qualified units on a biennial inspection schedule. To qualify for the biennial inspection schedule, a unit was required to pass its HQS inspection on the first visit two times in a row.

The 2009 policy change has proved successful, simplifying the HQS process for tenants, landlords and SDHC staff.

SDHC will continue to provide updates to landlords and participants as the biennial inspection process is implemented.



Mobile App Training for SDHC Inspectors

## Owner Education Seminar

SDHC will conduct its next Owner Education Seminar for owners and landlords at 5:30 p.m. Wednesday, August 20, 2014, at the SDHC Achievement Academy, 1045 11th Avenue in Downtown San Diego.

Topics covered in the seminar will include:

- Rules regarding Notice to Vacate
- Rent-Increase requests
- Update on the Moving Forward Program

## Facts About Fair Housing

**What Type of Housing Is Covered?** The federal Fair Housing Act (Act) covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

**What Is Prohibited?** Here is an excerpt from a U.S. Department of Housing and Urban Development (HUD) document describing the Act:

In the Sale and Rental of Housing, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting)
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing
- Refuse to rent to a family with one or more children under the age of 18



## Path to Success Program Update

SDHC's Path to Success program has started its second year, after helping to place 161 Housing Choice Voucher (HCV) Section 8 participants who were identified as able to work (Work-Able) into jobs in the first year.

Implemented on July 1, 2013, Path to Success modifies the method used to determine the monthly rent payment amounts for HCV and public housing participants.

Path to Success also sets minimum rent payment amounts for program participants who are Work-Able.

The initial minimum monthly rent payment amounts are based on California's minimum wage standards—\$8/hour at the time the program was implemented. A new set of minimum rent amounts will be introduced next year.

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.

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



San Diego Police Department 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

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).

## Reminder: Update Your Email Address

If you believe 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).

## 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.*

