



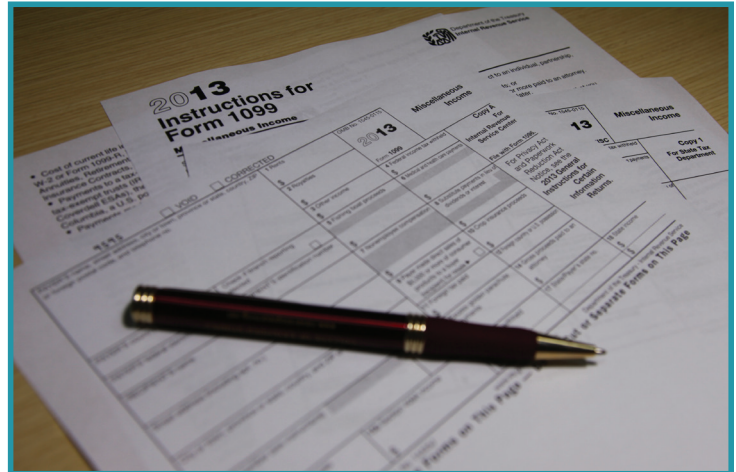
Voucher Advantage

“We’re About People”

Owner Education Seminar Coming in January

SDHC will conduct its next Owner Education Seminar for landlords at 5:30 p.m. on Wednesday, January 23 at the Achievement Academy of the San Diego Housing Commission, 1045 11th Avenue in downtown San Diego. Presentations will include:

- Update on the Moving to Work/Moving Forward Program
- Notice to Vacate Rules
- Rent Increase Requests



Remittance Statements – New Look

Remittance statements will get a new look as SDHC converts to a new software program, Yardi Voyager, as part of an agency-wide modernization project.

The statements will identify tenants that received payments as well as any overpayments received. This will allow you to easily reconcile your accounts.

Beginning in March 2013, if you owe a payment to SDHC the system will also enable the agency to hold back Housing Assistance Payments (HAP) until the balance has been paid in full.

Form 1099: Update Your Mailing Address

In late January 2013, SDHC will mail IRS Form 1099 to participating landlords. If your mailing address has changed this year, please update your current address to avoid delays with your tax filing, as the post office will not forward 1099s to a new address.

To update your mailing address, contact Cris Bolton by January 16, 2013 at (619) 578-7777, ext. 88, or by email at ownerinfo@sdhc.org.

Rent Reviews for One-Bedroom Units

Your SDHC contracted rent for one-bedroom units will be reviewed in 2013 and may decrease as a result of regulations from the U.S. Department of Housing and Urban Development (HUD).

If a specific contracted rent needs to be adjusted downward, a 60-day notice will be provided to you and your tenant.

HUD announced new Fair Market Rents (FMR) for the San Diego area on October 1, 2012. Housing authorities are required to review all contracted rents on any unit size with a decrease of five percent or more in the published FMR. In 2012, one-bedroom units were the only size with a decrease of more than five percent in San Diego.

Contracted rents are based on rents charged for comparable units in the same area.



Small Business Training at the SDHC Achievement Academy

SDHC encourages you to share information about the Achievement Academy of the San Diego Housing Commission with your tenants. The SDHC Achievement Academy is a state-of-the-art learning and skills center with a computer lab.

It has helped Housing Choice Voucher (Section 8) participants earn undergraduate degrees, pay off debts, purchase homes and even launch their own businesses.

The SDHC Achievement Academy's Business Initiatives and Strategies (BIS) Program is a partnership program for aspiring entrepreneurs. It offers our Housing Choice Voucher families 12 weeks of education in small business and entrepreneurial practices.

Participants are required to develop business plans, which provide a road map to start a business and access financing. In depth instruction is provided on how to operate a small business, covering topics such as:

- Start-up Costs
- Market and Competitor Analysis
- Creating Cash Flow Projections
- Hiring Employees
- Financial Accounting and Reporting
- Small Business Taxes

Program orientations will be conducted beginning in January 2013 at the SDHC Achievement Academy, 1045 11th Avenue in downtown San Diego. For more information, contact Alejandra Inzunza at (619) 578-7465, or email her at alejandrai@sdhc.org.

Path to Success – Reminder

July 1, 2013, will be a milestone in Path to Success, when several new provisions take effect.

Path to Success, part of SDHC's Moving Forward program, will modify the method used to determine a family's rent portion paid to families who have been identified as able to work. Families have been divided into two groups.

Senior /Disabled: Households where all adult family members are 55 years or older, disabled, or a full-time student ages 18 to 23 who is not the head of household, co-head or a spouse.

- Income and household composition will be reviewed every three years instead of annually.
- In the two "off" years in which the family does not undergo a full reexamination, Cost of Living Adjustments (COLAs) will be applied to review changes in Social Security and Veteran's benefits, as well as updates to the rental payment standards and utility allowances as applicable.
- Rent portion is calculated at 28.5 percent of the adjusted monthly income.

Work-Able: Households with at least one adult who is under 55, not disabled and not a full-time student ages 18-23 who is not the head of household, co-head or a spouse.

- Income and household composition will be reviewed every two years instead of annually.
- Adjusted annual income will be separated into levels of income, using the lower level of the income band to calculate the rent portion.
- Minimum rents will be set according to the number of Work-Able adults in the family, and will increase after 24 consecutive months.

All families have the right to apply for a hardship exemption from the new minimum rent standards.

SDHC will guide Work-Able families in becoming more financially self-sufficient through enrollment at the Achievement Academy of the San Diego Housing Commission, a learning center offering job training, career planning and financial-education training.

For more information about Path to Success, please visit www.sdhc.org.

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. Please include in the subject line "Idea for Article."

The San Diego Housing Commission (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.