



## Advantages for Landlords

Private landlords are essential to the San Diego Housing Commission's (SDHC) Section 8 Housing Choice Voucher rental assistance program.

More than 15,000 households in the City of San Diego receive rental assistance from SDHC, making rental assistance SDHC's largest program. It is funded by the U.S. Department of Housing and Urban Development (HUD).



*It's a very convenient program for us, in particular, we find the people that are getting assistance from the Housing Commission tend to be very good tenants for us."*

*– Landlord Kurt Baranski*

## Advantages

### Consistent and On-Time Rent Payment

SDHC pays its portion of the contract rent through direct deposit to the landlord's bank on the first business day of the month, and holds tenants responsible for paying their portion of the monthly rent portion on time to the landlord.

### Filling Vacancies Quickly

SDHC maintains a waiting list of families for the rental assistance program. Tenants are available.

### Free Listing Service

Landlords have free access to SDHC's online searchable listing service, [GoSection8.com](https://www.gosection8.com)

### Landlord Stays in Control

Landlords retain the right to pre-screen and select the tenants they want. A landlord may terminate tenancy at the end of any lease term by providing the tenant and SDHC at least a 30-day notice to vacate in writing.

### Incentives for Tenant Lease Compliance

Each rental assistance program participant is required to comply with a list of family obligations to remain eligible for assistance. SDHC may provide counseling, warnings or reminders to participants who have received notices of lease violations from their landlords and are at risk of eviction. If it is proved that a participant violated their lease, the participant may be terminated from the rental assistance program.

### Enhanced Customer Service

SDHC conducts rental housing unit inspections every two years; utilizes electronic signature software for documents; allows qualified landlords to self-certify repairs of minor items that are not life threatening; and provides a variety of information through SDHC's online Landlord Portal.

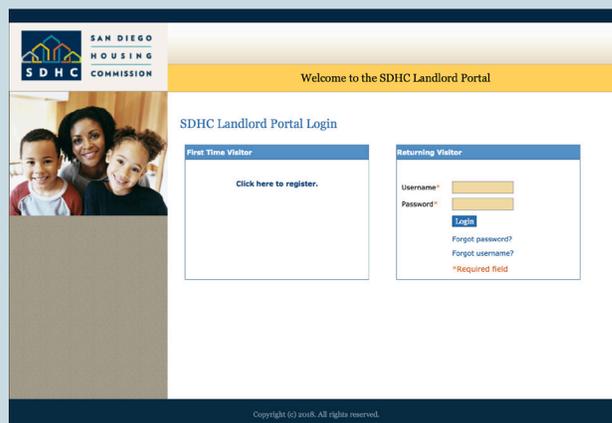
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### Online Landlord Portal

SDHC's Landlord Portal allows landlords to access information about their account—24 hours a day, 7 days a week— from anywhere that they have Internet access:

- Unit Inspection Results (Available within 1 business day)
- Your Ledger Balance
- Any pending payment & abatement holds
- Caseworker Assignment
- Your Contact and Profile Information
- Online Forms (change of address, etc.)



### Unit Inspections Every Two Years

SDHC inspects the rental unit to ensure it is safe, decent and sanitary before a contract is signed with the landlord. SDHC's inspections provide the landlord with the benefit of checking the working order of smoke detectors and carbon monoxide detectors, water heaters, appliances, exits, window and door locks, fans, outlets, plumbing fixtures, heaters, and light fixtures. Any presence of trip and fall hazards, structural defects, rodents or roaches, peeling paint, excessive dirt or clutter, broken windows and the like are also checked. The inspections can reveal a problem in its early stages, such as a small roof leak, minor plumbing issue, or termite problem, before significant damage occurs. However, the landlord remains responsible to oversee the condition of the unit throughout the tenancy.



### Flexible Lease Terms

After the required initial six-month lease term, landlords are able to determine if they would like to participant to remain in a month-to-month lease or sign another set term lease. SDHC will continue payment to the landlord with either defined lease agreement.

### Safeguard Against Lost Rent During Eviction

If a landlord evicts a tenant for violations of the lease agreement, SDHC will continue to pay SDHC's share of the rent throughout the eviction process until the date the tenant moves out or is locked out.

### Personal Satisfaction

Participating landlords have the satisfaction of providing needed housing at market rates for low-income families, Veterans, seniors, and individuals with disabilities.



Established in 1979, the San Diego Housing Commission provides a variety of award-winning affordable housing programs and services that stimulate the local economy, revitalize neighborhoods, and impact the lives of low-income and homeless San Diegans.

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