Rental Assistance Program
We’re About People

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).

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

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.

“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 for Landlords

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 participate 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.