



Section 8 Landlord Newsletter

MARCH 2012 SEMI-ANNUAL PUBLICATION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO

Go Direct!

Direct deposit is the safest, fastest way to get your rental income.

- No risk of lost or stolen checks
- Access your money the day the check is issued
- Eliminate trips to the bank

Please see the application on the back of this page.

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability). For more information, contact the HUD Hot Line at (800) 669-9777 or North County Lifeline at (866) 954-3354 extension 6226.

Fair Housing Services Available

April is **Fair Housing Month**. April 2012 marks the 44th anniversary of the 1968 landmark Fair Housing Act. The County of San Diego recognizes the significance of this event and reconfirms our commitment to uphold fair housing laws and to affirmatively further fair housing.

We have contracted with North County Lifeline to serve as our Fair Housing Program Administrator. North County Lifeline has created Lifelines Fair Housing Collaborative with The Center for Social Advocacy (CSA) and South Bay Community Services (SBCS) to provide fair housing services. Through their joint efforts, these organizations sponsor public fair housing educational activities, fair housing outreach activities, and fair housing referral activities. Contact North County Lifeline at (760) 726-4900 or www.nclifeline.com for more information on Fair Housing resources or activities.

In addition to Lifelines Fair Housing Collaborative, the federal Department of Housing and Urban Development (HUD) provides resources on fair housing. The [Fair Housing and Equal Opportunity](http://www.hud.gov/offices/fheo/index.com) website (www.hud.gov/offices/fheo/index.com) contains a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing.

HQS Tip: *When does the abatement affect the landlord?*

Abatement is an amount deducted or subtracted from the usual Housing Assistance Payment (HAP). HAP is not paid until the assisted unit is in compliance.

If it has been determined through an onsite inspection that a unit on the program fails to meet Housing Quality Standards (HQS) for items that are the owner's responsibility, the owner must complete the necessary repair(s) in the time period specified by the Housing Authority of the County of San Diego (HACSD).

If the necessary repairs are not made within the required time period, the assistance payment to the owner will be abated/stopped on the first of the following month, the date mentioned on the Inspection Fail Notice. If the owner makes repairs during the abatement period, payment will resume on the day the unit passes inspection. No retroactive payments will be made to the owner for the period of time the rent was abated/stopped and the unit did not comply with HQS.

If the owner is responsible for repairs and fails to correct all the deficiencies cited prior to the end of the abatement period, the owner will be sent a contract termination notice.

If emergency or non-emergency violations of HQS are determined to be the responsibility of the family, the HACSD will require the family to make any repair(s) or corrections within 30 days. The owner's rent will not be abated/stopped for items found to be the family's responsibility. If the repair(s) or correction(s) are not made by the deadline, the HACSD will issue a notice to terminate assistance to the family and an owner notice to terminate the HAP contract on the same date.

This information is found in the Housing Authority of the County of San Diego's Section 8 Housing Choice Voucher Program Administrative Plan, available at www.co.san-diego.ca.us/sdhcd/docs/section8_admin_plan.pdf.

Upcoming Landlord Education Seminars

Thursday
4/19/2012, 2:00 P.M.

Friday
7/20/2012, 10:00 A.M.

All seminars are one hour and are held at the County of San Diego, Department of Housing and Community Development, located at 3989 Ruffin Road, San Diego, CA 92123. For additional information visit our website at:

http://www.co.san-diego.ca.us/sdhcd/docs/owner_workshops.pdf

We provide informational presentations on the Section 8 program to interested groups. If you'd like to schedule a presentation, send an email to Dolores Madrid at dolores.madrid@sdcounty.ca.gov.

New Property Listings Available

The Housing Authority of the County of San Diego is now using a new property listing software, Go Section 8. This application is available for landlords to list their vacant units free of charge at:

www.gosection8.com

Email Notifications

Did you know that you can receive an email notification when we update the landlord information on our webpage? To sign up, visit http://www.co.san-diego.ca.us/sdhcd/landlords/landlord_information.html.

**County of San Diego
Direct Deposit Authorization Form**

Send the completed form to:

Housing Authority of the County of San Diego, Attn: Fiscal
3989 Ruffin Road, San Diego, CA 92123

If you have any questions, please call (858) 694-4862.

FINANCIAL INSTITUTION DATA (SELECT CHECKING OR SAVINGS ACCOUNT):

___Checking Account* Checking Account No. _____

Checking Transit Routing No. _____

***NOTE:** A voided check must accompany this application if Checking Account is selected

OR

___Savings Account Savings Account No. _____

Savings Transit Routing No. _____



Financial Institution _____

Financial Institution Telephone Number _____

Financial Institution Representative _____

Financial Institution Address _____



LANDLORD/OWNER DATA

Landlord/Owner Name _____

Social Security or Tax Identification Number _____

Landlord/Owner Address _____

Landlord/Owner Telephone Number _____

I hereby authorize the Housing Authority of the County of San Diego to initiate deposits and/or correcting entries to previous deposits to my account, if necessary.

This authority will remain in force until I have given a written revocation to the Housing Authority of the County of San Diego in a timeframe that will allow the Housing Authority and the depository a reasonable opportunity to terminate this authorization.

Signature _____ Date _____