

Voucher News

A Newsletter for San Diego County Housing Authority Rental Assistance Program Participants

Summer 2009

Accessible Apartments

The National Accessible Apartment Clearinghouse (NAAC) has a listing of over 70,000 accessible apartments nationwide. NAAC can be reached via e-mail at: clearinghouse@naahq.org or by visiting the web page, at: www.forrent.com

A local listing of units available to the Section 8 Rental Assistance Program can be found on our website at: www.sdhcd.org in the Renter Resources page.

Zero Tolerance of Drugs, Crime, and Gangs



The Housing Authority maintains a policy of zero tolerance for gang activity, violent activity, sexual crimes, illegal drug activity, or fraud involving public monies. This means that the commission of a crime such as a fraud, bribery or theft, or any acts of violence, sexual offenses, or drug activity, whether or not they are gang related, will not be tolerated.

Program Review and Tenant Integrity Program

The Housing Authority administers a Program Review and Tenant Integrity Program. The purpose of the program is to assure that public funds are paid on behalf of qualified and eligible participants. Program Review staff investigates suspected program abuse or misconduct.

It is important that you understand that all information provided to the Housing Authority must be true and complete and is subject to additional review by Program Review staff.

Do not risk losing your Section 8 rental assistance by providing false, incomplete, and/or inaccurate information on your application and recertification forms.

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). If you feel you have been discriminated against, contact the HUD Hot Line at (800) 669-9777.

New Protection for Tenants in Foreclosure Properties

On May 20, 2009 the President signed into law the Protecting Tenants at Foreclosure Act, which requires that new owners who take possession of property through foreclosure, must take such possession subject to any existing Section 8 leases and Housing Assistance Payment contracts attached to that property. This means that Section 8 holders have new rights regarding eviction from units that have been foreclosed upon.

The new person or corporation, who owns residential property as a result of foreclosure, must follow these rules:

- ◆ Section 8 tenants who have a lease for a fixed term, such as one year, and the lease has not yet expired, have a right to remain in the unit and cannot be evicted (except for good cause actions that apply to any lease) until the end of the lease term.
- ◆ If a tenant's lease ends in less than 90 days the new owner may not evict the tenant without giving a minimum of 90 days notice.
- ◆ Because the new owner wants the property vacant is not a good cause (legal reason) for terminating tenancy or evicting.

There is one exception to the rule that a tenant may not be evicted during the term of the lease: If the new owner who acquired the property at foreclosure wants to occupy the unit as his or her primary residence, that owner may provide a 90 day notice to the tenant to vacate the home even if the tenant's lease extends longer than 90 days.

If you happen to be in this situation and a new owner tells you that you must leave, offers you money to leave, or gives you a notice of eviction, you should contact the Housing Authority as soon as possible to tell us what is happening and give us a copy of any notice. Above all ... please remember that you must pay your rent to the new owner the same as you would to the previous owner.

Reporting Responsibility

The household must report **in writing** any changes in income, assets and household composition within 14 days of the change taking place. Changes in income include increase or decrease in pay, new or termination of employment. Changes in assets include opening or closing your checking, savings, money market, certificate of deposits, etc. Changes in household composition include having a baby, getting married, family member moving out or into the home. You may not allow anyone to move into the subsidized unit without prior approval from the Housing Authority unless it is by birth, adoption or court-awarded custody.

Failure to report any changes may result in an overpayment and/or termination of your rental assistance.

Moving to another address?

If you are considering moving into a new unit, please remember to give your current landlord a written 30-day notice and send a copy of it to your housing specialist. Your housing specialist cannot send you the necessary paperwork until your written notice is received. You must submit verification of your income and assets timely in order for your housing worker to calculate your new rent portion. Your new unit must pass a Housing Quality Standard inspection prior to payment of your rental assistance. The utilities must be turned on and working before the inspector can schedule an inspection. Responding promptly can speed the process for you.

VOLUNTEERS NEEDED!!

We need you to serve on our Boards! The Section 8 Rental Assistance and Public Housing Programs are required to have a Resident Advisory Board comprised of program participants. Two participants must also serve two-year terms on the Board of Commissioners. The Commissioners are **paid** for each meeting they attend and serve along with the San Diego County Board of Supervisors. To be a Commissioner, you must first serve on the Resident Advisory Board.



If you are interested in serving on the Resident Advisory Board, have transportation, and are able to attend at least two meetings a year, please complete the information below and return in your recert packet. We hope you are willing to serve.

If you have any questions, please contact your housing representative. You will be contacted regarding this application during the next 12 months.

Print Name _____

Home Address _____

City/Zip _____

Phone: _____ Housing Representative: _____

What are your principal areas of interest in serving our community?

What employment or other experience or special knowledge do you have?

Signature

Date

Return this in your packet to your Housing Representative.

Note to Housing Representative – please forward to Myrna Manaloto

***Read the Important Information
on the Reverse Side***