



# Section 8 Landlord Newsletter

FALL 2015

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

## ***Do you have any changes to report?***

- *New mailing address...*
- *New e-mail address...*
- *New phone number...*

*Please report any of these changes to the assisted housing unit's assigned Housing Specialist.*

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, sexual orientation, gender identity, gender expression, marital status, medical condition, ancestry, source of income, age, genetic information, arbitrary discrimination, 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 Hotline at (800) 669-9777 or North County Lifeline at (866) 954-3354 x6226.

## **Inspections**

You may have noticed new faces during recent inspections. The Housing Authority of the County of San Diego has contracted with Nan McKay and Associates Inspections to conduct our Housing Quality Standards inspections (HQS). Nan McKay and Associates Inspections is a leader in the industry and committed to upholding our customer service standards.



To reduce inspection failures, please see the reverse side of this newsletter for an inspection checklist. The garbage disposal stress clamp is the most common fail item during HQS inspections. The garbage disposal stress clamp is located at the opening on the side or bottom of the garbage disposal, where the electrical cord comes out. Since the opening has sharp edges, there is a risk of the sharp edges cutting into the cord over time which can cause an electrical hazard. The fix is to add a stress clamp (as seen in the picture above) to protect the cord. Addressing this common issue could save you time and speed up the HQS completion process.

## **Abatements**

In the Housing Choice Voucher program, the term abatement means that the Housing Assistance Payment (HAP) will not be paid for a period of time. This happens when a unit fails inspection and the repairs that the owner is responsible for are not completed, inspected and passed by the deadline for correction. No payments are made during the abatement period.

Here's how it works: let's say your rental unit is inspected on September 23, and it fails for items that you, the owner, are responsible for; a fail notice is issued and you have 30 days to make repairs (by October 23), have the unit re-inspected, and pass inspection. If the unit does not pass inspection by October 23, the HAP for that unit is abated and will stop on November 1. A new inspection will be scheduled when you let us know the repairs have been completed. If the unit is re-inspected on November 4, and passes, the HAP will resume on November 4. You will not receive the HAP for November 1-3, and you may not collect it from the tenant – those days were abated. In this example, if the unit passed inspection on or before October 23, the HAP payment would continue as usual. For questions on this policy which will be enforced, please call (858) 694-8757.



## **Every Veteran Deserves a Safe and Stable Place to Call Home**

In January 2014, 49,933 veterans were experiencing homelessness in the United States, and veterans accounted for more than 10 percent of all adults facing homelessness. Federal programs—such as the HUD-Veterans Affairs Supportive Housing (HUD-VASH) and the Supportive Services for Veteran Families (SSVF) programs—can provide long- or short-term rental subsidies and services that effectively end homelessness for our nation's heroes and their families. In many communities, however, veterans struggle to find apartments or homes that they can rent with these subsidies, and remain living on our streets and in our shelters for far too long. But, you can help! Landlords can play a key role honoring those who have served our country by working with Veterans Affairs and non-profit organizations serving veterans to make their rental units available to veterans who have experienced homelessness and are participating in the HUD-VASH or SSVF programs. For more information please call Robin Ramirez at (858) 694-8788.

## New Property Listings Available

The Housing Authority of the County of San Diego uses the property listing website, Go Section 8. This application is available for landlords to list their vacant units free of charge at: [www.gosection8.com](http://www.gosection8.com).



We provide informational presentations on the Section 8 program to interested groups. If you'd like to schedule a presentation, send an email to Clint Magoffin at: [Clint.Magoffin@sdcounty.ca.gov](mailto:Clint.Magoffin@sdcounty.ca.gov)

### Stay in Touch

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.sandiego.ca.us/sdhcd/landlords/landlord\\_information.html](http://www.co.sandiego.ca.us/sdhcd/landlords/landlord_information.html).

Follow us on Facebook!



## INSPECTION CHECKLIST

The Housing Authority will inspect the following ten (10) areas for Housing Quality Standards (HQS) compliance:



- ✓ Living Room
- ✓ Kitchen
- ✓ Bathroom
- ✓ Other Rooms Used for Living
- ✓ Secondary Rooms
- ✓ Building Exterior
- ✓ Heating and Plumbing
- ✓ General Health and Safety
- ✓ Garage
- ✓ Outbuildings

### PLEASE CHECK THESE CONDITIONS TO MAKE SURE YOUR UNIT WILL BE READY TO PASS INSPECTION

- ✓ All major utilities (electricity, gas, or water) must be turned on.
- ✓ The cooking stove and oven must be clean and in working condition. All burner control knobs must be present.
- ✓ The refrigerator must be clean and in working condition. Good door seals.
- ✓ The heating unit must be properly installed and vented and otherwise in good working order. Check with SDG&E to ensure the safety of the heating system. **The heater must be operational at the time of inspection.**
- ✓ You must have hot and cold running water in the kitchen and bathroom(s).
- ✓ There must be a shower or bathtub that is in good working condition.
- ✓ There must be a flush toilet that works and does not leak.
- ✓ The bathroom must have a window or working ventilation fan.
- ✓ There must be no plumbing leaks or plugged drains.
- ✓ All accessible outside doors and windows must have working locks.
- ✓ Unit must have at least one exit door without a double-keyed deadbolt lock.
- ✓ All electrical outlets must have cover plates that are not cracked or broken. **All three-prong outlets must be grounded or GFCI protected. No exposed light sockets missing bulbs.**
- ✓ There must be no missing, broken or badly cracked windows/window panes.
- ✓ The roof must not leak.
- ✓ The hot water tank for your unit must have a pressure relief valve and downward discharge pipe. **Must be inspected. Please make sure to arrange access. PVC pipe is not approved.**
- ✓ The carpet or linoleum must not have holes, tears, or loose seams.
- ✓ Stairs and railings, inside and out, must be secure. A stairway of four or more stairs requires a railing.
- ✓ There can be no mice, rats, or insect infestation.
- ✓ There MUST be a properly operating smoke detector on every level of the unit.
- ✓ There must be no cracking, chipping, scaling, or loose paint anywhere inside or outside of the unit, especially if a child under the age of six resides or is expected to reside in the unit.
- ✓ There must be no excessive debris in or around the unit, such as an accumulation of boxes, paper, trash, wood, tires, machine or auto parts, batteries, paint cans, or old appliances. Derelict vehicles must be removed from the premises.
- ✓ Security bars in ALL bedrooms must have a quick release device.