



HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO

December 16, 2021



AGENDA



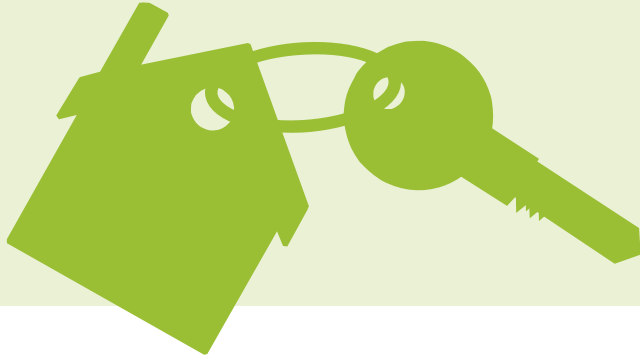
- Rental Assistance for Small Landlords (RASL)
- Section 8 Rent Increases
- Updates on Programs and Resources Available to Landlords
- Questions and Comments



COUNTY OF SAN DIEGO RASL & SDAP

*Health and Human Services Agency, Housing
and Community Development Services*





The Rental Assistance for Small Landlords (RASL) program helps small landlords who are experiencing significant losses in rental payment income due to COVID-19.

- Available for small landlords in San Diego County with **5 or less units** who have not been able to access other assistance programs
 - Eligible units must have at least 3 months of past-due rent
 - Maximum award of **\$15,000** per unit
- Covers past-due rent from **April 2020 to present**
- Can also assist with unpaid rent from former tenants

Visit the [RASL website](#) to learn more!

SECURITY DEPOSIT ASSISTANCE PROGRAM (SDAP)



The Security Deposit Assistance Program (SDAP) provides one-time payment assistance for renters unable to pay for a security deposit.

- The program will assist households that are relocating **within San Diego County**
- To be eligible, households must be at or below **120% of the Area Median Income** (view their [website](#) for income requirements)
- Receive up to 2 months rent for a maximum of **\$7,000**
 - Tenants will receive a security deposit voucher that is good for 60 days



Visit the [SDAP website](#) to learn more!

QUESTIONS?



WWW.SDHCD.ORG

eraplantlordquestions.hhsa@sdcounty.ca.gov

Main Line: (858) 694-4801



RENT INCREASES





RENT REASONABLENESS

- The purpose of the rent reasonableness is to ensure that a fair rent is paid for each unit rented under the HCV program.
- A reasonable rent is one that does not exceed the rent charged for comparable, unassisted units in the same market area.
- Items considered:
 - Location and age
 - Unit size including the number of rooms and square footage of rooms
 - The type of unit including construction type (e.g., single family, duplex, garden, low-rise, high-rise)
 - The quality of the units including the quality of the original construction, maintenance and improvements made
 - Amenities, services, and utilities included in the rent



- Rent Reasonableness determinations must be conducted before the approval of the assisted household's initial move-in and when the landlord requests a rent increase.
- The HACSD will compare the requested rent on other units on the premises with tenants who do not receive rental assistance, as well as other comparable nearby unassisted rental units in the market.
- Other factors will be taken into account, such as the quality of the unit, unit type, size, age of the unit, amenities and utilities provided by the landlord.

RENT INCREASES



AFFORDABILITY

Rental Assistance Calculation Chart

Please see the Area Median Income chart [AMI CHART](#) for information on San Diego County Income limits.

To calculate your possible assistance, you must figure out your **total tenant payment (TTP)**. To find out your TTP, you must calculate your gross annual income, deduct \$480.00 for each child, and \$400.00 for one or more elderly / disabled family members. You take the balance and divide it by 12 and then multiply that balance by 30 percent.

EXAMPLE - TTP Calculation	
Gross Annual Income	\$8865.00
One child	- \$480.00
Two elderly people	- \$400.00
Balance	\$7985.00 / 12 = \$665.42 x 30% = \$200.00 TTP
EXAMPLE - Eligible Unit	
Total Tenant Payment (TTP)	\$200.00
40% of Monthly Adjusted Income	\$266.00
Payment Standard	\$1113.00
Rent for two-bedroom unit	\$900.00
Utilities for unit (from Tenant-Furnished Utilities form)	\$125.00
Rent plus utilities (Gross Rent)	\$1025.00
Calculation	
Lower of Gross Rent or Payment Standard	\$1025.00
Less Total Tenant Payment	(\$200.00)
Housing Assistance Payment	\$825.00
Tenant Rent	\$75.00
Total Family Contribution (Tenant Rent plus utilities)	\$200.00

REQUESTING RENT INCREASES



- The HACSD will not approve any rent increase requests during the initial term of the lease.
- HACSD must receive a copy of the 60-day notice of rent increase provided to the tenant. The notice should include:
 - The date the notice was issued
 - The tenant's name and full address of the property
 - The total amount of the new rent
 - The effective date of the rent increase must be the 1st of the month following a full 60-day notice of the increase

RENT INCREASE REQUEST



- The HACSD must receive the full 60-day notice of rent increase.
- Example: A rent increase request was submitted by the landlord on 01/07/2020, the rent increase will be processed for an effective date no sooner than 04/01/2020.
- Once the rent increase has been reviewed and a rent reasonableness determination has been made; the tenant and landlord will be notified of the decision.



LANDLORD INCENTIVE PROGRAM (LIP)





SPECIAL PROGRAMS

- To assist our veterans and families who are experiencing homelessness. Only applies to certain programs. Landlord incentive form will be part of the Request for Tenancy Approval. (Contact Landlord Liaison or the tenant's housing specialist for any questions regarding the landlord incentives)
- Leasing bonus
- Security deposit
- Application fee
- Utility reimbursement
- Holding Fee
- *Damage claim reimbursement
- *Applies to specific special program



LANDLORDS - Help End Homelessness

Participate in programs that are helping homeless individuals, families and veterans overcome the challenges of homelessness and lead independent lives.



According to data from the 2020 Point-in-Time-Count conducted by the San Diego Regional Task Force on homeless in San Diego County, there are 7,638 homeless people in our region. Approximately, 3,667 of these individuals are sleeping in emergency shelters or transitional housing. Over half - approximately 3,971 people - are "unsheltered" - without any type of housing.

INCENTIVES MAY BE AVAILABLE FOR LANDLORDS WHO RENT TO HOMELESS INDIVIDUALS, FAMILIES AND VETERANS THROUGHOUT THE GREATER SAN DIEGO REGION.

LEASING BONUS: Landlords may receive up to \$500 for each unit newly leased to a person experiencing homelessness.

APPLICATION EXPENSES: Financial Assistance of up to \$35 may be paid directly to landlords to cover applicant costs, such as credit report and application fees.

*** DAMAGE CLAIM REIMBURSEMENT:** Up to \$5,000 is available to reimburse landlords for damage to units in excess of the security deposit.

SECURITY DEPOSIT AND UTILITY ASSISTANCE: Up to two months' rent security deposit and \$100 in utility assistance.

LANDLORD LIAISON: Dedicated staff will provide individual customer service to our valued landlord partners.

For information, please call 2-1-1 or visit www.211sandiego.org/help-end-homelessness

*Only applies to specific special programs.

LANDLORD ACKNOWLEDGMENT FORM



**HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO
Landlord Partnership Program – Program Guidelines and Landlord Acknowledgment-VASH**

Property Address: _____ Phone Number: _____
 Email: _____ Prospective Tenant: _____ Date _____

Program Element	Requirements						
Lease Incentive Payment Eligible for up to \$500/unit Initial: _____	Landlords seeking a lease incentive payment must provide a copy of a new lease to the Housing Authority of the County of San Diego (HACSD) within 30 days of the executed lease agreement. <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Unit Type</th> <th>Reimbursement Amount</th> </tr> </thead> <tbody> <tr> <td>First Unit Leased</td> <td>\$500/unit</td> </tr> <tr> <td>Subsequent units leased</td> <td>\$250/unit</td> </tr> </tbody> </table>	Unit Type	Reimbursement Amount	First Unit Leased	\$500/unit	Subsequent units leased	\$250/unit
Unit Type	Reimbursement Amount						
First Unit Leased	\$500/unit						
Subsequent units leased	\$250/unit						
Search and Application Fee Reimbursement Eligible for up to \$35/eligible VASH applicant Initial: _____	Landlords seeking claim reimbursement for application and/or credit reporting fees waived for qualifying tenants must submit documentation to the HACSD. Examples of acceptable documentation include an invoice for the first months' rent showing a credit for eligible fees, or a signed certification by the landlord that the fees normally assessed for the eligible activities have been waived.						
Security Deposit Assistance Eligible for up to two months' rent. Utility Assistance Eligible for up to \$100/applicant Initial: _____	Security deposit and utility assistance is available to landlords. Landlords are eligible for up to two months' rent security deposit and \$100 utility reimbursement.						
Holding Fee Initial: _____	Holding Fee funds would be used to cover cost from the later of date the Request for Tenancy Approval (RFTA) paperwork is received or date the landlord indicates the unit is available for inspection to when the unit is first inspected. The holding fee funds will not be approved until the unit passes inspection and move-in occurs.						
Contingency Fund Initial: _____	<p>Damage Claim Reimbursement Participating units will be inspected by HACSD's Housing Quality Standards (HQS) at "move-in" to document current condition on a standard form. In order to submit a claim for damages, the landlord must notify HACSD of the move-out and request a special inspection within 48 hours of learning the tenant moved out of the unit. No repairs should be made until HACSD has performed the inspection. Damages beyond normal "wear and tear" and in excess of the security deposit will be considered for reimbursement by HACSD.</p> <p>Rental Arrears Landlords seeking to file a claim for rental arrears for unpaid tenant rents must notify the HACSD within two days of the tenant move out.</p> <p>All claims must be submitted within thirty (30) days of move out date.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Unit Type</th> <th>Reimbursement Claim Cap</th> </tr> </thead> <tbody> <tr> <td>Studio, 1 Bedroom</td> <td>\$2,000/unit</td> </tr> <tr> <td>2+ Bedroom</td> <td>\$5,000/unit</td> </tr> </tbody> </table>	Unit Type	Reimbursement Claim Cap	Studio, 1 Bedroom	\$2,000/unit	2+ Bedroom	\$5,000/unit
Unit Type	Reimbursement Claim Cap						
Studio, 1 Bedroom	\$2,000/unit						
2+ Bedroom	\$5,000/unit						
<p>I, the Landlord, understand that by signing this acknowledgment I agree to participate in the Housing Authority of the County of San Diego Landlord Partnership Program pursuant to the above guidelines. I am aware this form must be returned within 30 days of the signed lease to be eligible for this program. Participation in this program is not a guarantee of receiving incentive payments or reimbursement. Once the unit passes inspection and the signed Housing Assistance Payments (HAP) Contract and signed Lease are received, the applicable incentives are then processed and issued. Payments may be issued up to 30 days after damage claim approval. I understand that participation in the program expires upon lease termination. Program participation does not affect lease terms between tenant and landlord. Applicants and tenants cannot be charged higher rates solely based on being participants of the Section 8 program or due to landlord participation in the Landlord Partnership Program.</p> <p>Signature: _____ Date _____</p> <p>Printed Name: _____</p>							



RESOURCES





DUTIES/RESPONSIBILITIES

Duties include:

- Conducting outreach with new/existing landlords
- Processing damage claims
- Providing landlords with pertinent information/connecting to appropriate staff
- Assisting with vacancy leads

Landlord Liaison Contact:

- hcds_landlordliaison.hhsa@sdcounty.ca.gov



DUTIES/RESPONSIBILITIES

- Dedicated team of staff

Duties include:

- Answering questions, comments, and following-up on concerns
- Providing pertinent information/connecting to appropriate staff

Ombudsmen Contact:

- hcds_ra_ombudsperson.hhsa@sdcounty.ca.gov



PROGRAM UPDATES

- New Case Management System
- Reevaluation
- Utility Allowance

THINGS TO REMEMBER....



CONTACT INFORMATION:

- Housing and Community Development Services
- 3989 RUFFIN ROAD, SAN DIEGO CA 92123
- (858) 694-4801
- www.sdhcd.org
- Like us on Facebook!
- Sign up for email updates
- Landlord Liaison:
- hcds_landlordliaison.hhsa@sdcounty.ca.gov

