

NEWS FOR OWNERS AND MANAGERS IN THE RENTAL ASSISTANCE PROGRAM

### Rental owners helping improve lives of families

Thanks to the participation of nearly 7,000 rental property owners and managers in the Section 8 Rental Assistance program, over 12,000 low-income San Diego households have homes they can afford. Of these, hundreds of voucher clients are assisted through the Housing Commission's Family Self Sufficiency (FSS) Program, which helps adults get ahead and children improve their grades. Together, these programs—and YOU!—are helping to dramatically improve lives.

own real estate services agency (he as the managing partner/senior loan officer, she as the office manager/loan processor). Plus, the Gaytans report that the children are excelling in school.

Among the many supporters of the Gaytans is the family's landlord, Juan Bribiesca, M.D., a physician at Scripps Hospital La Jolla. Dr. Bribiesca, who also owns three rental units, says he participates in Section 8 because he enjoys being able to help people. When asked about his tenant's successful efforts to change careers, he said he wasn't surprised: "Some people have a lot of drive and just go out and do what they need to do. That's the kind of person Steve is. Instead of just sitting back, he used program resources to his advantage. I'm very happy for the family, and I know they will continue to do well," said Dr. Bribiesca.



The Gaytan family

The Gaytan family is a great example of how, with your help, the Section 8 and FSS programs can be stepping stones to a better future. Four years ago, Steven Gaytan was close to completing his education and certification to become a journeyman sheet metal worker.

Then a devastating back injury left him unable to pursue that career. Fortunately, the Gaytans were already participating in the Rental Assistance program, which allowed them to keep their rental unit (our share of the rent increased). And when Steven joined the FSS program, he also found the help and encouragement he needed to set new goals and go back to school again—this time to study real estate.

Today, the Gaytans—Steven and Laura, with two school-age children—are thriving. The couple recently started their

### Family Self-Sufficiency Program

Please help us get the word out to your Section 8 tenants that the Housing Commission's Family Self-Sufficiency Program can help them set and reach their educational and career goals. More information is available on the Housing Commission's web site ([sdhc.net](http://sdhc.net); click on "Getting Help Getting Ahead") or by calling 619.578.7469.

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## The new Call Center— a work in progress...

Please bear with us as we continue to get all the “kinks” out of the new Rental Assistance Call Center (619.578.7777), launched last fall. We hope to speed things up soon!

## Apartment Association offers free “Smart Landlord” seminars (and more)

The San Diego County Apartment Association’s free, quarterly “Smart Landlord” seminars explain the rental process from start to finish.

The next two seminars are scheduled for: Saturday, February 11 and Saturday, April 22, 9 a.m. to noon. Registration starts at 8:45 a.m., 8788 Balboa Ave., Ste. B, San Diego, CA 92123.

For more information on these and other SDCAA events (including classes about fair housing, the leasing process, tenant notices, and the May 16th “EXPO”), go to [www.sdcaa.com](http://www.sdcaa.com) or contact Tiffany Sharrott at 858.751.2208 or [tsharrott@sdcaa.com](mailto:tsharrott@sdcaa.com).



## Need a helping hand with rental property management questions?

While the Rental Assistance Call Center representatives (and our web site, [www.sdhc.net](http://www.sdhc.net)) are here to help you with inquiries regarding the Section 8 program, we suggest you turn to “outside” organizations for help with general rental property matters. See below for more information.



### Question or topic

### Organization to contact

**Legal questions concerning notices and evictions.** (Section 8 and market rate tenants.) Examples: *My tenant is not paying his rent—what can I do? I do not want to renew my tenant’s lease. How far in advance do I need to send written notice to my tenant? I’m selling my property—what type of notices should I send my tenants and by when?*

**Your attorney and/or the San Diego County Apartment Association:** Benefits for SDCAA members include housing counseling services, free downloadable forms, and a free subscription to Rental Owner Magazine. Non-members can get help as well through ongoing classes and seminars, and help with tenant screenings. ([www.sdcaa.com](http://www.sdcaa.com); Tiffany Sharrott, 858.751.2208, [tsharrott@sdcaa.com](mailto:tsharrott@sdcaa.com))

**Dispute mediation.** Sample issue: *I don’t want to evict my tenants—I just need to get them to pay their rent on time and comply with homeowners association and lease rules.*

**National Conflict Resolution Center:** ([ncrconline.com](http://ncrconline.com); 619.238.2400). Other dispute mediation programs are listed on the Housing Commission’s web site at [www.sdhc.net](http://www.sdhc.net) under “Other Programs and Resources”

**Fair housing issues.**

**Fair Housing Council of San Diego:** ([www.fhcsd.com](http://www.fhcsd.com); 619.699.5888)

**Suspected criminal activity.** Examples: drug use, child abuse or graffiti.

**San Diego Police Department** (Non-emergencies, 619.531.2000 or 9-1-1 for emergencies)

**General matters and frequently asked property management related questions.**

**State of California online tenant-landlord guide:** [www.dca.ca.gov/legal/landlordbook/index.html](http://www.dca.ca.gov/legal/landlordbook/index.html) and the SDCAA (see above and “Smart Landlord” seminar story on left-hand side of this page.)

*VIEWpoint is published by the Rental Assistance Department as a way to keep rental owners/managers updated on issues and policies regarding our programs. If you have any ideas for future stories—or if you would like extra issues sent to your staff—please contact Community Relations Specialist Janine Rojas at [janiner@sdhc.org](mailto:janiner@sdhc.org).*



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