

# Housing Authority of the County of San Joaquin

## Landlord Line

A resource for landlord's participating in HACSJ Section 8 program

### Caseload Changes

Periodically, the Section 8 department undergoes changes with new employment, retirements, and promotions. These changes bring about Caseworker reassignment. Effective May 1, 2015, the caseworker assignment changed. To access the new assignment, log onto <http://www.hacsj.com/housing/HCV/LS052015.pdf>



### The Housing Authority of the County of San Joaquin announces new Executive Director

We appreciate you! It is our mission at HACSJ to provide housing opportunities for our voucher holders and we want to encourage landlord participation in every way we can. As we close in on 2016, you will see a renewed focus on customer service. We've adopted a new call handling procedure with live operators to get you to the staff you need when you need them. Further, in this coming year we will be increasing our web capabilities to allow you to update

owner profile information, view ledgers, get caseworker information, review scheduled and completed inspections, set up direct deposit payments, download online PHA forms and documents, and more. We appreciate quality landlords and we will work hard to be a quality partner! We hope to encourage you to help HACSJ increase housing opportunities in our county!

Thank you,  
*Peter Ragsdale*  
Executive Director

### How Rents are Established

Each year, the HACSJ assesses the rental market within the San Joaquin County to determine how to establish the payment standards by bedroom size. The payment standards are the maximum subsidy that the HACSJ could provide and are used to calculate the Housing Assistance Payment (HAP) to the owner on behalf of the voucher participant. In conducting the assessment, the HACSJ considers similar unassisted units in the area. This causes the payment standards to be established higher in some areas and lower in others. The payment standards are located at [http://www.hacsj.com/home/news/Income\\_Limits\\_03062015-PS\\_052015%20\\_3\\_%20\\_3\\_.pdf](http://www.hacsj.com/home/news/Income_Limits_03062015-PS_052015%20_3_%20_3_.pdf)

### Rental Assistance for Veterans

The HACSJ administers the Veterans Affairs Supportive Housing (VASH) voucher program. The VASH program helps homeless veterans obtain safe, affordable housing and services. The HACSJ has the ability to assist 185 veterans with housing assistance. This program operates similarly to the Section 8 rental assistance program. The only difference is that the Veteran's Administration require each veteran to receive specialized support services through case

management and is assigned a case worker. Landlords can help veterans by offering rental units. If you are interested, send an email to Venetta Hempstead, Compliance Supervisor at [vhempstead@hacsj.com](mailto:vhempstead@hacsj.com).



## Funding for the Section 8 Housing Choice Voucher Program

The Section 8 Program is the federal government's major program for assisting eligible participants with a rental subsidy. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. HUD releases



just enough funding for units under a Housing Assistance Payments Contract on a monthly basis to the PHAs. The PHAs will then release the payment directly to the landlord. There are occasions when funds are held due to situations on a federal level. When the federal government ties up funding, the PHAs may not receive their monthly Housing Assistance

Payment; therefore prohibiting the release of landlord payments. Typically, this is due to government shutdowns and are beyond the PHAs control. In these instances, the HACSJ will make every effort to inform landlords and provide updates accordingly.

### Direct Deposit

The HACSJ has converted to direct deposit payment for Housing Assistance Payments (HAP) and strongly encourage all landlords to apply. Landlords who choose not to apply will have to come into the main office and pick up the HAP payment each month.

Direct deposits are made at the beginning of each month. Landlords will receive an email with payment details for each monthly payment. To access a Direct Deposit enrollment form, log onto [http://www.hacsj.com/Landlords/Direct\\_deposit\\_signup\\_form.pdf](http://www.hacsj.com/Landlords/Direct_deposit_signup_form.pdf)

Complete the Authorization Agreement in its entirety. Incomplete forms will result in a delay in processing the payment.



### Housing Quality Standards Inspections



Inspections are changing. In accordance with Section 220 of the 2014 Appropriations Act, the HACSJ may conduct biennial inspections in lieu of annual inspections. Once the HACSJ has conducted a complete inspection under a Housing Assistance

Payment Contract, it may not re-inspect until the lapse of 24 months following the last inspection. This does not apply to initial inspections for units that are not yet under a Housing Assistance Payment Contract. Initial inspections are still required. The HACSJ will continue to conduct special inspections on an as needed basis. The HACSJ

may conduct more frequent inspections on units under Housing Assistance Payment Contract that are suspected of detrimental failed items. These changes will aid in improving customer service and enhance the tenant/landlord relationship.

