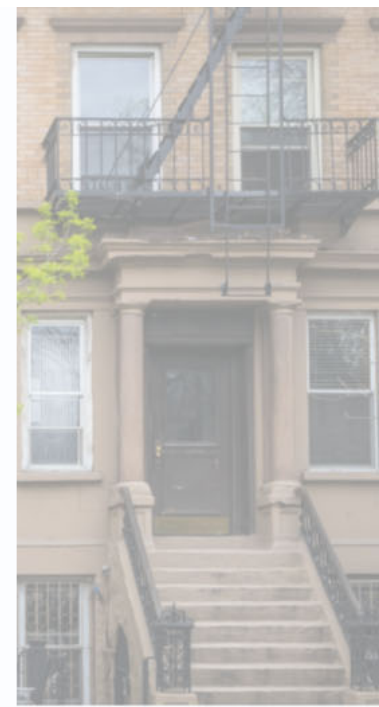


U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT PRESENTS

HCV Landlord Webinar 4: Inspections and Matching Local Rental Markets Strategies

April 20, 2021



Welcome

Todd Richardson, General Deputy Assistant Secretary
Office of Policy Development and Research



HCV Landlord Participation Webinar Series

- Webinar 1: Background and Introduction:
Challenges Landlords Experience
- Webinar 2: Education and Outreach Strategies
- Webinar 3: Technology Strategies
- **Webinar 4: Inspections and Matching Local Rental Markets**

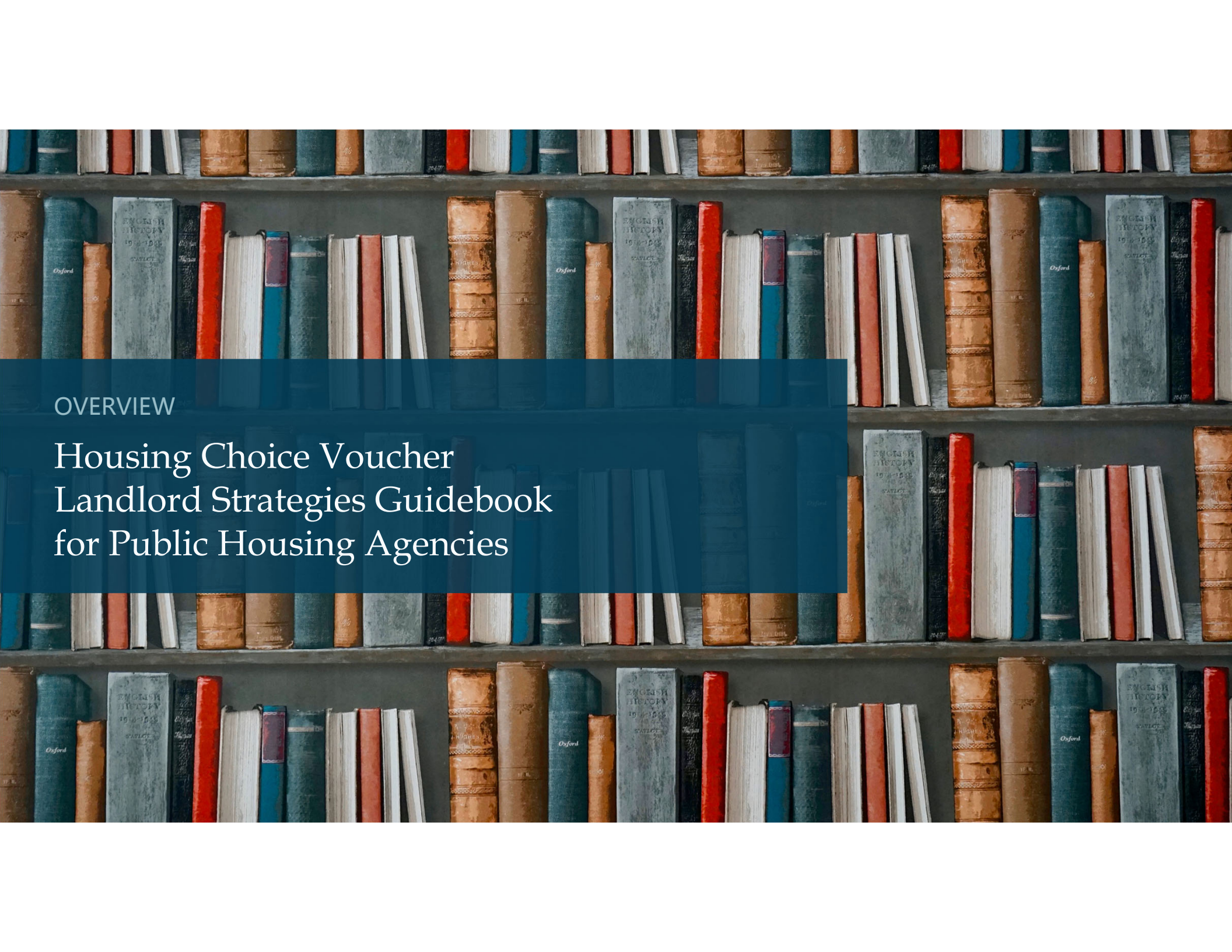


Today's Webinar

WHAT TO EXPECT

- Overview of Landlord Strategies Guidebook for PHAs
- Inspections Strategies
- Matching Local Rental Markets Strategies
- PHA Profiles
- Additional HUD Efforts
- Conclusion/Q&A

Questions: Submit through the webinar chat function throughout the presentation.



OVERVIEW

Housing Choice Voucher Landlord Strategies Guidebook for Public Housing Agencies

Guidebook: Purpose

To support public housing agencies (PHAs) in improving landlord participation in the Housing Choice Voucher (HCV) Program by:

- Increasing Recruitment
- Increasing Retention
- Improving Responsiveness
- Improving Tenant-Landlord Relationship
- Improving Inspections Process
- Minimizing Bureaucracy

Guidebook: How To Use

- Publishing Guidebook chapters on HUD's website as they are completed
- Guidebook will be updated in its entirety once all chapters are published
- Encouraged to read the entire chapter as many strategies in a chapter are related and have information that is transferrable

Guidebook: Where to Find

- HUD HCV Landlord Resources
 - https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord
- Housing Choice Voucher (HCV) Landlord Strategies Guidebook for Public Housing Agencies

Inspections Strategies



Inspections: Introduction

- Required
- Maintain health of residents and safety of unit
- Provide an opportunity for landlords to evaluate the condition of their property
- Impact move-in and HAP

Types of Inspections

- **Initial** – All units entering the HCV program must have an inspection. In many circumstances, but not all, the initial inspection must take place before the HAP contract is executed.
- **Periodic Inspection** – PHAs are required to conduct regular additional inspections. They may conduct these annually or biennially, which needs to be clearly stated in the PHAs' policy documents for consistency and transparency. Additionally, PHAs designated by HUD as "small rural" may decide to carry out inspections on a triennial basis. See the final strategy in this chapter on incorporating administrative flexibilities for additional information.
- **Special/complaint** – When the PHA receives a complaint regarding a unit from a tenant or a government official, the PHA must conduct an inspection to investigate the complaint. The timing of the inspection is determined by whether the complaint is for non-life threatening or life-threatening concerns. If the concerns raised are life-threatening, PHAs must call this an emergency inspection and the deficiency must be addressed within 24 hours.

See 24 CFR 982.405 and 85 FR 11381.

Inspections

Strategies are divided into two sections:

- Strategies to ensure consistent inspections
 - Inspections Guidance for Landlords
 - Consistent Inspections
- Strategies to facilitate efficiency in the scheduling and completion of inspections
 - Inspections scheduling
 - Administrative Inspections Flexibilities

Strategies in this webinar may combine well with some of the *Administrative Flexibilities to Enhance Landlord Satisfaction* available as part of the HUD HCV Landlord Strategies Guidebook



INSPECTIONS

INTRODUCTION

Inspections play a large and important role in the Housing Choice Voucher (HCV) Program for public housing agencies (PHAs), landlords, and tenants. Inspections are required by law and periodic inspections take place throughout tenancy. In addition to the initial inspection, issues with the inspection process may reduce the safety of the residence and have financial repercussions for landlords. Inspection timing and results can determine how quickly a resident can move in and determine whether a landlord will receive a Housing Assistance Payment (HAP), or cause a delay or stoppage of HAP. Landlords may have to make repairs or keep a unit vacant to resolve deficiencies. With so much riding on inspections, it's easy to see why they can be a source of confusion and tension between landlords and PHAs.

The following strategies are included in this section:

Strategies to ensure consistent inspections:

- Inspections Guidance for Landlords
- Consistent Inspections

Strategies to facilitate efficiency in the scheduling and completion of inspections:

- Inspections Scheduling
- Administrative Inspections Flexibilities

Related strategies:

- Technology
- Education and Outreach
- Monetary Incentives and Reimbursement Funds
- Partnerships

The strategies in this inspections chapter address the following areas:

Inspections Process Improvements

PHA Process Improvement	Inspections Guidance for Landlords	Consistent Inspections	Inspections Scheduling	Administrative Inspections Flexibilities
Increase Recruitment				
Increase Retention	X	X	X	X
Improve Responsiveness		X	X	
Improve Tenant-Landlord Relationship		X		
Improve Inspections Process	X	X	X	X
Minimize Bureaucracy	X		X	X

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Strategies to Ensure Consistent Inspections

- Strategies:
 - Inspections guidance for landlords
 - Consistent inspections
- Goals
 - Increase transparency
 - Align expectations
 - Ensure inspections are conducted fairly, accurately, and consistently

STRATEGY: INSPECTION GUIDANCE FOR LANDLORDS

Providing landlords with clear written and verbal guidance to increase their understanding of the inspection process.

Who: All PHAs; Some activities are targeted to PHAs that have inspectors on staff.

Cost: \$ \$\$ \$\$\$ Minimal to moderate.

Implementation Considerations: ● LOW ○ MEDIUM ○ DIFFICULT

- Provides landlords with information on inspection standards, the inspection process, and common Housing Quality Standards or any subsequent HUD-established physical inspection standard deficiencies
 - Creates more informed landlords
 - Can reduce overall dissatisfaction with the inspection process
 - Can minimize the perception that inspectors are enforcing inspections inconsistently, when they are, in fact, correct in the application of policy

Inspections Guidance for Landlords

- Written guidance
 - Inspection form (HUD-52580)
 - Inspection flowcharts ([HUD Landlord Resource page](#))
 - Checklists
- Inspection training and other education
 - Inspection 101
 - Inspection Modules
- Customer Service
 - Add Q&A into training and education
 - Provide email or phone contact information
 - Ensure inspectors are well training in inspections and at representing the PHA
 - Be comfortable with saying you need to research an answer, but always respond later!

A Deeper Dive: Roles and Responsibilities and Abatement

A DEEPER DIVE:

ROLES AND RESPONSIBILITIES AND ABATEMENT

While designing educational materials for landlords, there are two areas where PHAs may want to take a deeper dive: roles and responsibilities and the abatement process. These two areas are commonly a source of confusion for landlords and can also play a huge part in how satisfied a landlord might be with the inspection process, the PHA, and the HCV Program as a whole. The below offers some additional information for PHAs to consider including in their outreach efforts.

Roles and Responsibilities

Some landlords experience frustration and confusion regarding who is responsible for inspections, especially annual (or biennial) inspections and certain repairs they identify as fixes to tenant-caused damages.

The landlord's responsibility in streamlining the inspection process includes:

- Taking preventative action to keep units safe, clean, and habitable.
- Responding in a timely manner to tenant requests for repairs.
- Repairing deficiencies identified in the inspection within required timeframes.
- Informing the PHA when deficiencies are completed in accordance with the PHA policy for submission of certification or scheduling a re-inspection.
- Enforce any lease requirements for tenant maintenance and payments.

The tenant's responsibilities in the inspection process includes:

- Allowing an inspector into their unit for an annual inspection.
- Rescheduling an inspection or informing the landlord if they cannot be available for an inspection.
- Notifying their landlord about a major repair, which could otherwise lead to more damage.
- Following the lease requirements for keeping units clean and maintained to avoid failed inspections due to tenant action or inaction, such as mold or rodent infestations due to poor house-keeping, overgrown yards, large holes in walls, or broken appliances.
- Paying for tenant-caused issues that go beyond regular wear and tear.
- Repairing tenant-caused deficiencies identified in the HQS or any subsequent HUD-established physical inspection standards inspection within required timeframes.

The PHA's responsibilities may include:

- Ensuring that inspections are conducted as required including conducting an inspection when alerted to a potential deficiency.
- Ensuring that the landlord and tenant are informed of an upcoming inspection.
- Educating tenants on family responsibilities including tenant-caused damages to units and consequences as a part of family briefings.
- Verifying that inspection deficiencies have been remedied.
- Enforcing the HAP contract and family obligations including through abatement and termination, respectively.

In addition, there are a variety of good practices that PHAs can employ to improve landlords' satisfaction with inspections.

1. Send out reminder notices to landlords and tenants about annual or biennial inspections 1 or 2 days ahead of the scheduled appointment. The landlord or adult tenant must allow the inspector in the unit for an inspection to take place. PHA policy determines who must be present for an inspection. Missed inspections may lead eventually to abatement or program termination.

STRATEGY: CONSISTENT INSPECTIONS

Internal changes that PHAs can make to ensure that inspections are conducted in accordance with HQS or any subsequent HUD-established physical inspection standards and in a consistent manner.

Who: All PHAs; Some activities are targeted to PHAs that have inspectors on staff.

Cost: \$ \$ \$ \$ Minimal to moderate.

Implementation Considerations: ● LOW ○ MEDIUM ○ DIFFICULT

- Focuses on internal changes that PHAs can make to change landlords' perceptions that inspectors are not conducting inspections consistently.
 - Results in more accurate and consistent inspections across the board
 - Can change in landlords' perception that inspections are more consistent

Consistent Inspections: Activities

1. Schedule and conduct inspections in a timely manner
2. Train and share information
3. Perform quality control
4. Simplify inspections across PHAs
5. Review policies and procedures

Strategies to Facilitate Efficiency in the Scheduling and Completion of Inspections

- Strategies:
 - Inspections scheduling
 - Administrative inspections flexibilities
- Goal: Optimize internal procedures resulting in quicker inspections
- Consider limiting changes to one area at a time
- Landlords may not see the changes, but they should see the benefits

STRATEGY: INSPECTION SCHEDULING

Analyzing how PHAs schedule and staff inspections for patterns or gaps and making administrative changes to improve efficiency.

Who: All PHAs; Some activities are targeted to PHAs that have inspectors on staff.

Cost: \$ \$\$ \$\$\$

Implementation Considerations: ● LOW ○ MEDIUM ○ DIFFICULT

- Examines how changes in how inspections are scheduled may be able to mitigate long delays between when an inspection is requested and when it is scheduled to take place.

Inspection Scheduling: Implementation

- Collect data

Possible Changes:

- Group inspections by location
- Use software to optimize inspection routes
- Group inspections by type
- Inspector assignments
- Review assignments periodically to ensure that they are in line with the current inspection trends

STRATEGY: ADMINISTRATIVE INSPECTION FLEXIBILITIES

Reviewing the PHA's current inspection policy to identify where implementing existing administrative flexibilities can simplify the process.

Who: All PHAs; Some activities are targeted to PHAs that have inspectors on staff.

Cost: \$ \$\$ \$\$\$

Implementation Considerations: ● LOW ○ MEDIUM ○ DIFFICULT

- Outlines existing administrative flexibilities available to PHAs to simplify and expedite the inspection process
- See "Administrative Flexibilities Reference Guide"

Administrative Inspections Flexibilities

- Alternative Inspections: PIH Notice 2017-20
- Non-life Threatening (NLT) Deficiencies: PIH Notice 2017-20
- Biennial Inspections: PIH Notice 2016-05, Attachment K
 - Triennial inspections, see 85 Fed. Reg. 11381 (Feb. 27, 2020)
- Remote, Video-Assisted, or Virtual Inspections: PIH Notice 2020-13 (HA), REV-1
- Verifying Deficiencies are Remedied: PIH Notice 2011-29 and PIH Notice 2013-17 for additional information



Everett Housing Authority

Janinna Attick, Senior Policy
Analyst

Jason Simon, HCV Manager

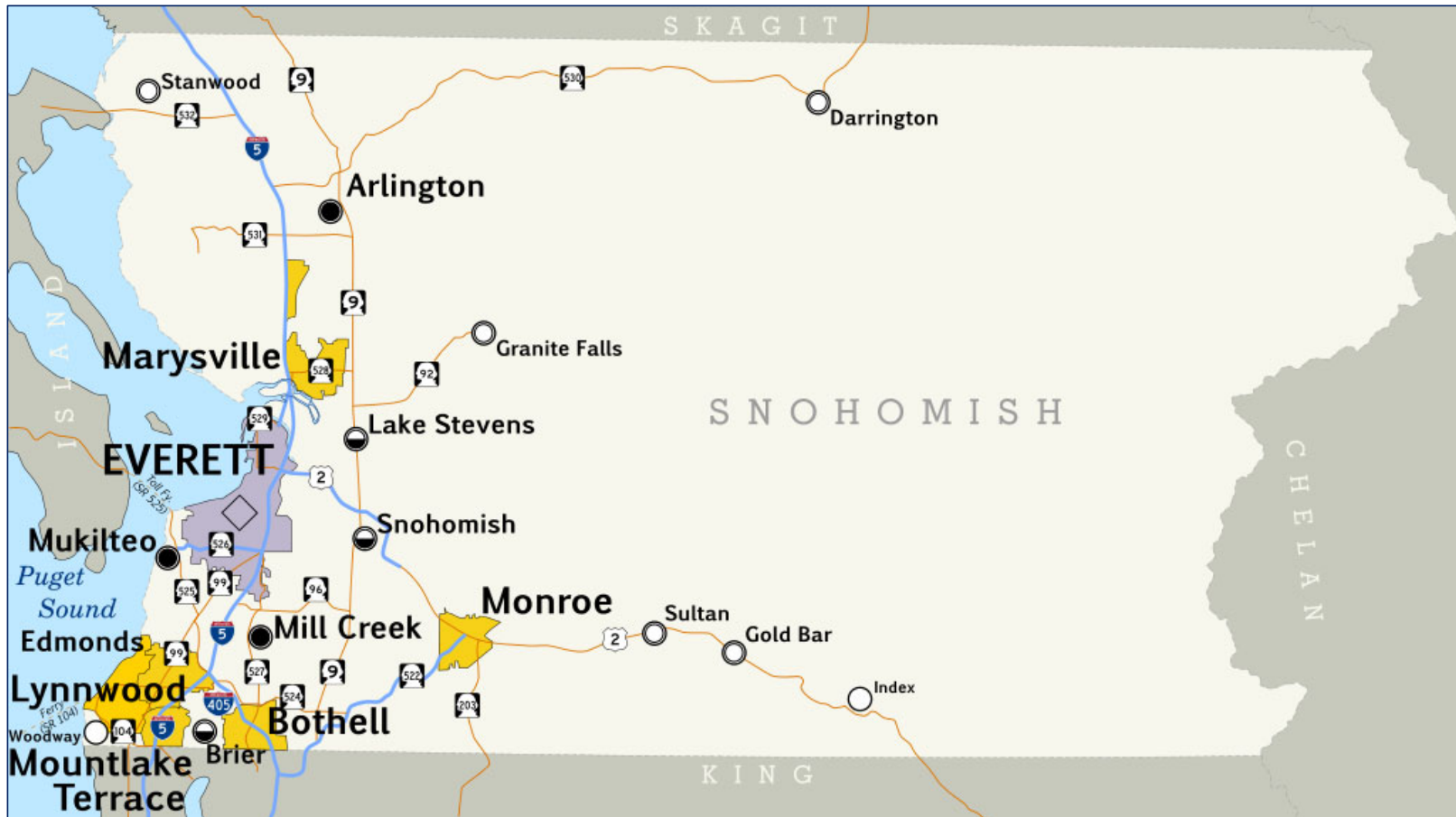
Wendy Westby, Director HCV
Program

Profile:

- Everett and Snohomish County, WA
- 3,160 vouchers; 153 Mainstream



EHA BACKGROUND



MISSION STATEMENT



The Everett Housing Authority creates **affordable housing**, fosters **healthy communities** where households thrive, and replaces systemic racism with **equity for all**.

EHA'S APPROACH



- Culture of experimentation
- Focus on improving processes
- Listen: to staff, participants, and landlords



CULTURE OF EXPERIMENTATION

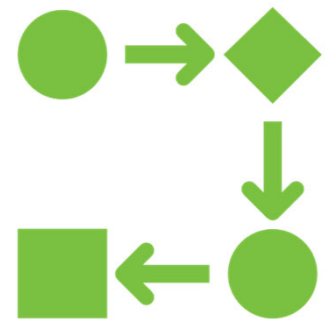


- Agile + flexible is the only way we know
- “Let’s try that” attitude
- The only constant is change (software included!)
- Listen to staff
 - Supervisor/staff meetings
 - Weekly all-staff/roundtable meetings

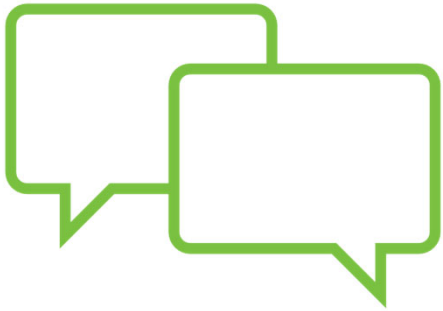
IMPROVING PROCESSES



- Prioritize initial inspections
- Reduce points of contact for owners
- Reduce barriers in PHA processes
- Responsive to landlord perspective

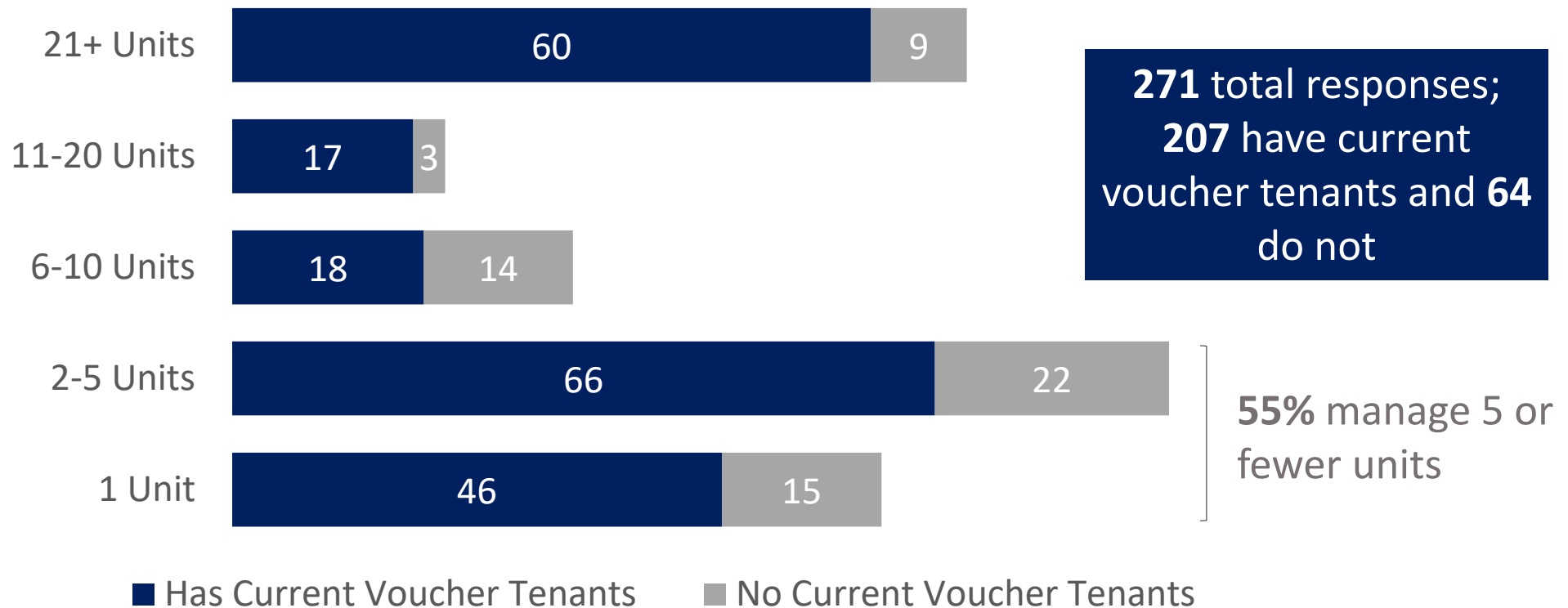


LANDLORDS AS PARTNERS



- Landlord engagement and outreach
- Maintain landlord contact list
 - Survey landlords twice per year

LANDLORD SURVEY RESPONSES

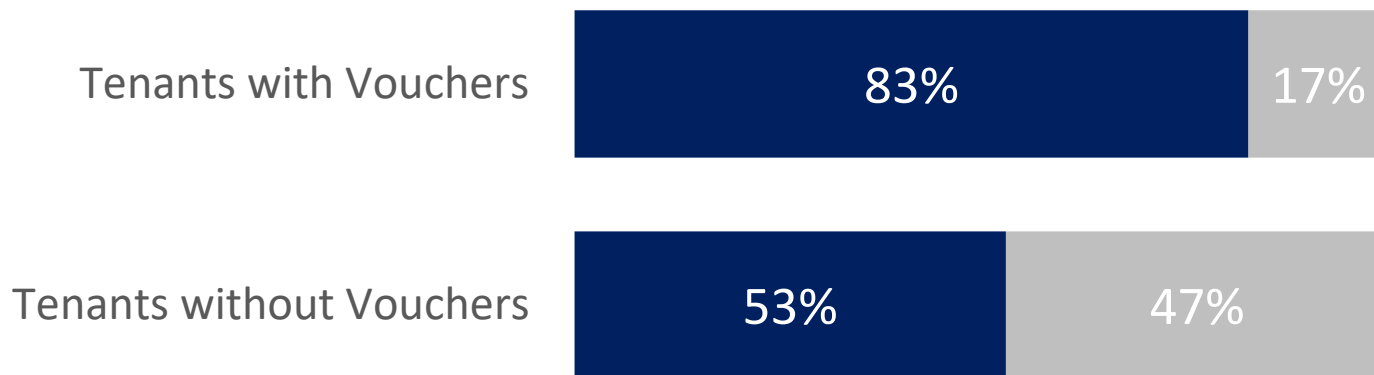


Spring 2021 survey of landlords in Snohomish County

VOUCHERS PROVIDE STABILITY



Share of landlords reporting tenants up-to-date on rent



Nearly **70%** of voucher landlords agreed that the voucher program gives them financial stability during this time

■ Rent up-to-date

■ Rent owed for December, January, and/or February

Spring 2021 survey of landlords in Snohomish County

STAFF RESPONSIVENESS



45% of landlords who rent to voucher holders **agreed** that voucher staff have been responsive and helpful during the pandemic, compared with only **10%** who **disagreed**



■ Strongly Agree ■ Agree ■ No Opinion ■ Disagree ■ Strongly Disagree

Spring 2021 survey of landlords in Snohomish County

Matching Local Rental Markets

- Matching local rental markets using carefully tailored payment standards helps PHAs increase the availability of units affordable to voucher families in all of the neighborhoods within their jurisdiction.
- It helps landlords receive the same or a similar amount of rent through the HCV Program as they would from a private market tenant.



MATCHING LOCAL RENTAL MARKETS

STRATEGY: MATCHING LOCAL RENTAL MARKETS

Matching payment standards to align with various neighborhoods within a PHA's service area helps to make sure that the right number of units are affordable to voucher families throughout the service area. The goal of this strategy is to reduce landlord's experiences with submitting a gross rent (utilities plus rent to owner) that is turned down because the amount exceeds the affordability limit.

Who: All PHAs, regardless of size or location, with a relatively high volume of families needing extended search times or are failing to lease up with their voucher.

Cost: \$ \$ \$ \$ \$ \$ \$

Implementation Considerations: ☐ LOW ☒ MEDIUM ☐ DIFFICULT

Matching Local Rental Markets PHA Process Improvements

PHA Process Improvement	Matching Local Rental Markets
Increase Recruitment	X
Increase Retention	X
Improve Responsiveness	
Improve Tenant-Landlord Relationship	
Improve Inspections Process	
Minimize Bureaucracy	X

WHAT THIS IS AND WHY IT WORKS:

Matching local rental markets using carefully tailored payment standards helps public housing agencies (PHAs) increase the availability of units affordable to voucher families in all of the neighborhoods within their jurisdiction. Landlords want to receive the same amount of rent through the Housing Choice Voucher (HCV) Program as they would from a private market tenant. Ensuring that payment standards match the local market reduces the chances that PHAs will have to request the landlord to lower their rent for an HCV tenant. Matching local rents, as appropriate and feasible, increases the likelihood that the negotiated rent will more closely match the landlord's requested

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Back to Basics: Why Payment Standards are Important

- Payment standards are the maximum subsidy that a PHA can contribute towards an HCV family's rent and utility costs.
- There are negative impacts both when payment standards are too high and especially when they are too low:
 - Lower negotiated rents than what a landlord could receive on the private market.
 - Discourages landlord participation
 - Reduced options for voucher families
 - Creates administrative inefficiencies



DEFINITIONS:

Fair Market Rent (FMR): This is a calculation provided by HUD on an annual basis where HUD estimates monthly gross rent (rent and utility expenses) amounts across a metropolitan statistical area or by non-metropolitan county. FMRs, set by bedroom unit count, are calculated such that approximately 40 percent of all rental units in the FMR area have gross rents at or below the FMR value.

Small Area Fair Market Rent (SAFMR): SAFMRs are the same as FMRs except that the calculation is based on a smaller geographic area. Rather than calculating affordable rents based on data from the metropolitan area, the amounts are calculated by ZIP Code. SAFMR calculations are only available in metropolitan areas. Links to published FMRs and SAFMRs are available at the end of this chapter.

Payment Standard: This is the maximum subsidy amount a PHA can contribute monthly towards gross rent for a voucher family. PHAs establish their payment standards based on the FMR or SAFMR for their jurisdiction except in special circumstances with approval from HUD.

Payment Standard Schedule: The payment standard dollar amounts by bedroom size along with an effective date, published by the PHA. Procedures for establishing and revising payment standards schedules are published in PHAs' Administrative Plans.

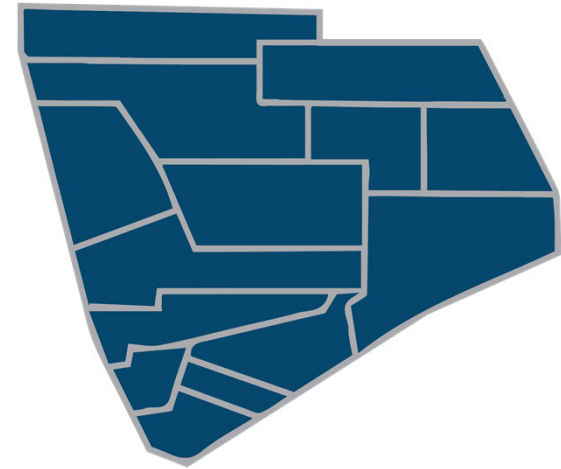
Basic Range: PHAs typically set their payment standards within 90 to 110 percent of the FMR or SAFMR, known as the "basic range."

Implementation Considerations

- There are a variety of ways that HUD provides for PHAs to set their payment standards to match their local markets.
 - Single-tiered payment standards
 - Multi-tiered payment standards

Single-Tiered Payment Standards

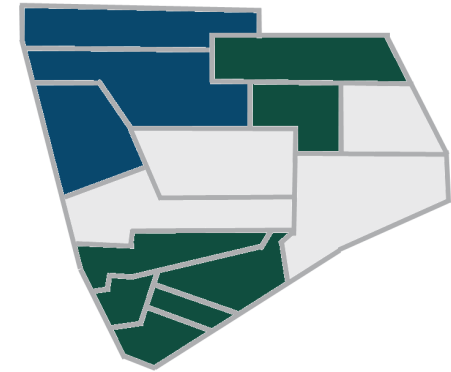
- Sets a single payment standard across the jurisdiction by unit bedroom size.
- Payment standard set within the “basic range” 90-110% of the Fair Market Rent (FMR).
 - Set closer to 90% for lower-cost jurisdiction.
 - Set closer to 110% for higher-cost jurisdiction.
- Works best in a homogenous housing market.



	Voucher bedroom size				
Calc	1	2	3	4	5
110% FMR	\$804	\$1,032	\$1,346	\$1,584	\$1,822

Multi-Tiered Payment Standards

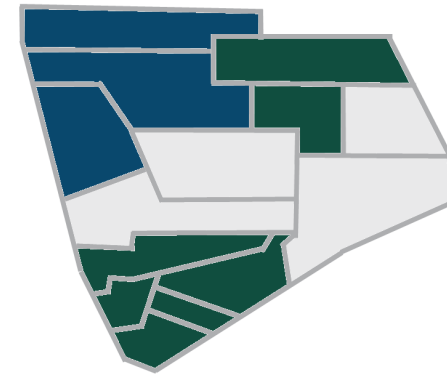
- Sets differing payment standards when a jurisdiction has sub-markets with a range of costs throughout the service area.
- There are multiple regulatory options available to PHAs to develop multi-tiered payment standards.
 1. Small Area FMR (SAFMR) adoption.
 - Full adoption
 - SAFMRs as exception payment standards
 2. Group payment standards within the basic range of the FMR.
 3. Other exception rents methods.



	Voucher bedroom size				
Tier	1	2	3	4	5
1	\$658	\$844	\$1,102	\$1,296	\$1,490
2	\$731	\$938	\$1,224	\$1,440	\$1,656
3	\$804	\$1,032	\$1,346	\$1,584	\$1,822

Full Adoption of SAFMRs

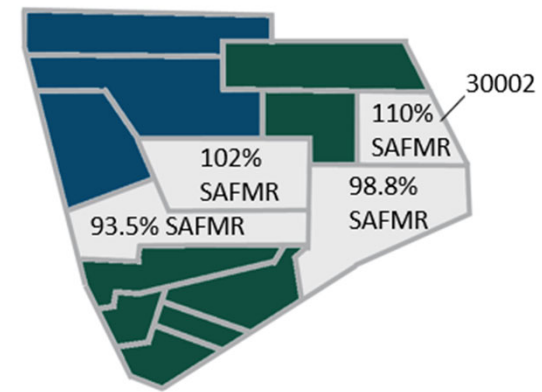
- Payment standards based on a rental market analysis at the ZIP Code level rather than by the metropolitan statistical area (MSA).
 - May adopt it within the basic range, 90 - 110%, of the published SAFMR.
 - Available to PHAs in metropolitan areas.
 - PHAs may opt-in to using SAFMRs with HUD approval.



		Voucher bedroom size				
Tier	Zip codes	1	2	3	4	5
1	30001, 30011, 30014	\$671	\$748	\$1,023	\$1,397	\$1,683
2	30003, 30004, 30005, 30006, 30007, 30008, 30010	\$891	\$968	\$1,243	\$1,617	\$1,903
3	30002, 30009, 30012, 30013	\$1,001	\$1,078	\$1,353	\$1,727	\$2,013

Using SAFMRs as Exception Payment Standards

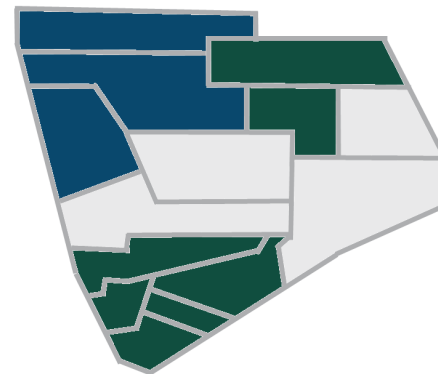
- Using SAFMRs to increase payment standards in higher rent neighborhoods.
- Only requires HUD notification.
- Set the payment standard within the basic range of the SAFMR.



		Voucher bedroom size				
Tier	Calc	1	2	3	4	5
1	90% FMR	\$658	\$844	\$1,102	\$1,296	\$1,490
2	100% FMR	\$731	\$938	\$1,224	\$1,440	\$1,656
3	110% SAFMR	\$968	\$1,243	\$1,617	\$1,903	\$2,188

Grouping Payment Standards within the Basic Range of the FMR

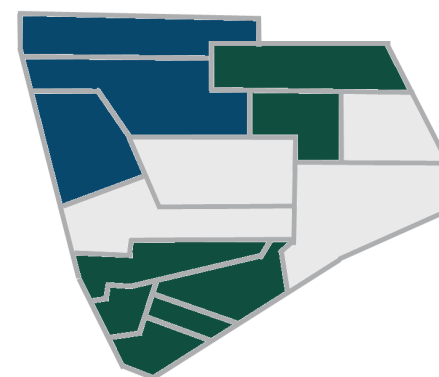
- Set payment standards tiers within the basic range of 90-110% of the FMR.
- May be useful for PHAs where the boundary lines between higher-priced and lower-priced neighborhoods do not fall along ZIP Code boundaries.
- Does not require HUD approval.



		Voucher bedroom size				
Tier	Calc	1	2	3	4	5
1	90% FMR	\$658	\$844	\$1,102	\$1,296	\$1,490
2	100% FMR	\$731	\$938	\$1,224	\$1,440	\$1,656
3	110% FMR	\$804	\$1,032	\$1,346	\$1,584	\$1,822

Exception Rents Above 110% of the FMR

- This option is available for PHAs with higher income neighborhoods within their service area.
- There are several different options for developing exception rents, as described in 24 CFR § 982.503(c).
- HUD approval is required.



		Voucher bedroom size				
Tier	Calc	1	2	3	4	5
1	90% FMR	\$658	\$844	\$1,102	\$1,296	\$1,490
2	100% FMR	\$731	\$938	\$1,224	\$1,440	\$1,656
3	120% FMR	\$877	\$1,126	\$1,469	\$1,728	\$1,987

Steps in Reviewing Payment Standards

1. Review voucher lease-up times and lease-up success rates.
2. Review the affordability of incoming units and the number of RFTA packets with units that are too expensive for the payment standard.
3. See where voucher family currently live. Are they dispersed across the jurisdiction or clustered in higher poverty neighborhoods?
4. Review rent burdens for families currently under lease.
5. Estimate the costs as compared to the potential benefits.

See Case Study: "Small Area FMRs: A Tale of Two PHAs"

Additional Options

- There are several additional options for PHAs to use in matching their local rental markets
- For an exhaustive list of options for matching markets, see the Housing Choice Voucher Program Guidebook, Payment Standards chapter
- Resources listed in chapter

RESOURCES

Fair Market Rents:

<https://www.huduser.gov/portal/datasets/fmr.html>

Fair Market Rents for the Housing Choice Voucher Program, Moderate Rehabilitation Single Room Occupancy Program, and Other Programs Fiscal Year 2021:

<https://www.govinfo.gov/content/pkg/FR-2020-08-14/pdf/2020-17717.pdf>

Housing Choice Voucher Program Guidebook, Rent Reasonableness Chapter:

https://www.hud.gov/sites/dfiles/PIH/documents/HCV_Guidebook_Rent_Reasonableness.pdf

Housing Choice Voucher Program Guidebook, Payment Standards Chapter:

https://www.hud.gov/sites/dfiles/PIH/documents/HCV_Guidebook_Payment_Standards.pdf

Implementing Small Area Fair Market Rents (SAFMRs) Implementation Guidebook:

<https://files.hudexchange.info/resources/documents/SAFMRs-Implementing-Small-Area-Fair-Market-Rents-Implementation-Guidebook.pdf>

Payment Standard Forecasting Tools:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/Tools

PIH Notice 2018-01

<https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2018-01.pdf>

SAFMR Final Rule:

<https://www.huduser.gov/portal/datasets/fmr/fmr2016i/SAFMR-Final-Rule.pdf>

Small Area Fair Market Rent Case Studies:

<https://www.hudexchange.info/resource/5680/small-area-fair-market-rent-case-studies/>

Small Area Fair Market Rents:

<https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>

When payment standards are aligned, everyone benefits.



Union County

Robin Lospinoso,
Development
Directions LLC,
Program
Administrator

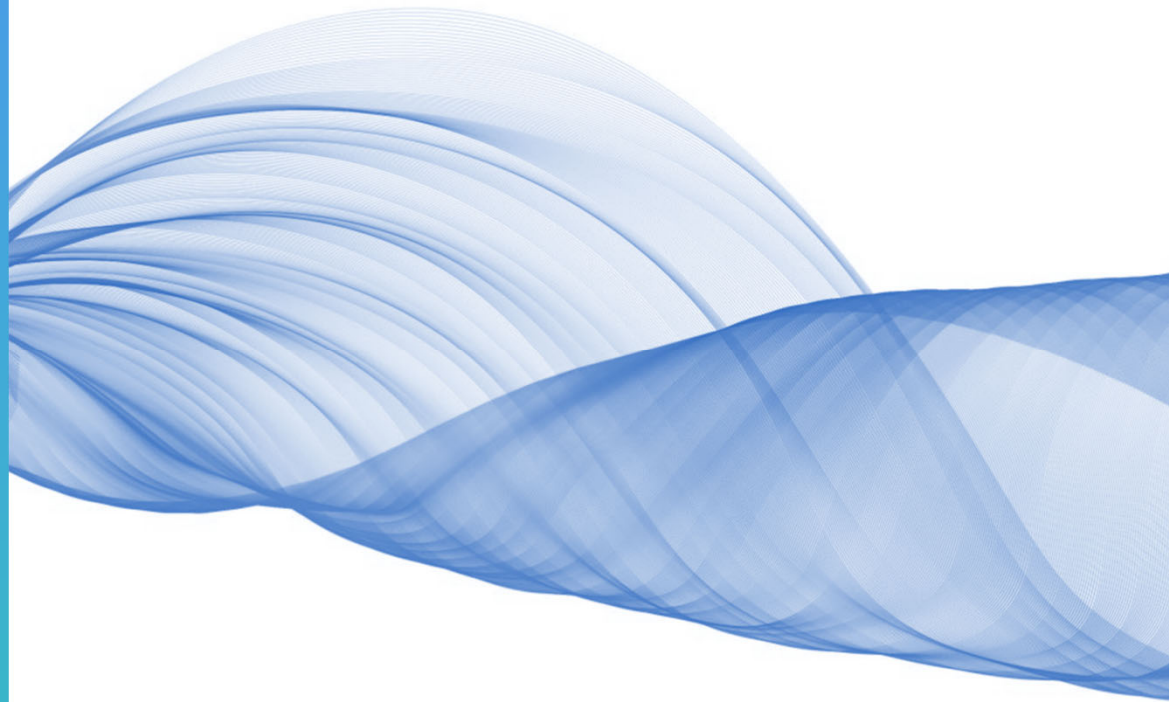
Profile:

- Union County, NJ
- 371 vouchers; 40 Mainstream



UNION COUNTY NEW JERSEY

Robin Lospinoso
Development Directions LLC



A tale of two cities

There are 21 Cities in Union County NJ. Ranging from very poor to extremely wealthy. The County encompasses 105 sq. miles. With cities ranging from very urban to wealthy suburbs.

Elizabeth New Jersey

- ❖ Median Income: \$46,975
- ❖ FMR: 2 bedroom \$1643
- ❖ Homeownership Rate: 24.4% (far below the national average)

Westfield NJ

- ❖ Median Income: \$168,721
- ❖ FMR: 2 bedroom \$1643
- ❖ SAFMR: 2 bedroom \$2200
- ❖ Homeownership Rate: 83.2%

How does this affect leasing?

Lease up times are very long, since our tenants are priced out of many of the towns in Union County.

Tenants can only find units in the lowest income cities in Union County.

Using only FMRs in has lead to a concentration of tenants in the poorer cities.

Landlords in the towns with a predominance of the rental units affordable to our tenants are aware of the issue and use it to their advantage in the lease up process. It is a very competitive market for lower income tenants looking for affordable, safe housing.

Why the decision to use SAFMR's

Initially a landlord who recently purchased a building in Cranford NJ called to see what our rent structure was. He was shocked! He mentioned SAFMRs.

I looked at our terrible lease up rate, talked to staff and realized that besides the pandemic which has affected lease up, staff said that tenants find units in many of our towns and they are way over the FMRs and therefore not available to them.

So we begin the journey of SAFMRs as exception rents in 6 of our highest rent municipalities.

Questions?
Submit using the chat feature.

Additional Questions: hcv@firstpic.org

Other HUD Efforts for HCV Landlords

- Symposiums
- Newsletter
- HUD's landlord mailing list
 - Sign up now, regular updates coming soon
 - landlordtaskforce@hud.gov

Conclusion

- Join us this summer for the next Guidebook chapter webinar
- HUD HCV Landlord Resources
 - https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord
- Housing Choice Voucher (HCV) Landlord Strategies Guidebook for Public Housing Agencies