Housing Choice Voucher Utilization Webinar

Landlord Participation
February 17, 2022
Agenda

- Accessing resources
  - HUD.gov
  - HUD Exchange
- Resource Highlight
  - Basics video
  - Landlord testimonials
- PHA Perspective
  - Tarrant County, TX
  - Clarion County, PA
- New Resources
  - Symposium toolkit
  - PHA info sheet
  - HUD-VASH
- Reminders
  - Administrative flexibilities
  - Using HUD funds
HCV LANDLORD RESOURCES

The housing choice voucher (HCV) program is the federal government's primary program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the HCV tenant, participants are able to find their own housing, including single-family homes, townhouses and apartments. Housing choice vouchers are administered locally by public housing agencies (PHAs) that receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the HCV program. This means that the tenant, landlord and PHA all have obligations and responsibilities under the HCV program.

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord
HCV Landlord Resources

Landlords are essential partners in housing low-income families through the Housing Choice Voucher (HCV) Program. The following resources provide an overview of some of the main processes landlords will encounter when participating in the HCV program. Additionally, there are some key links to information available on HUD.gov that may interest landlords, as well as a link to the HCV Landlord Strategies Guidebook for PHAs. This guidebook is based on conversations with public housing agencies (PHAs) implementing innovative strategies to improve landlord participation and satisfaction in their HCV programs.

Additional Resources and Contacts
- PHA Contact Information
- HCV Forms for Landlords
- HCV Landlord Events
- Landlord Participation Research and Studies
- HCV Landlord Symposium Toolkit

HCV Basics
- The PHA’s Role in the Housing Choice Voucher Program
- Steps to Become an HCV Landlord | Spanish
- HCV Fact Sheet for Landlords | Spanish
- Myth-busting and Benefits for HCV Landlords | Spanish
- Fair Market Rent: How Much Rent Will I Receive?
- Tenant Obligations
- HCV Landlord Videos

Resources for Inspections
- HQS Initial Inspection Flowchart | Spanish
- Biennial HQS Inspection Flowchart | Spanish
- Housing Quality Standards: Inspection Requirements

Tools for PHAs
- HCV Landlord Strategy Guidebook

H-VA Templates
H-VA Supportive Housing (H-VA) programs can vary widely across PHAs and VA Medical Centers. The following documents have been created for PHA use and are provided in an editable format so they may be easily modified to reflect your program.
- Steps to Become a H-VA Landlord
- H-VA Landlord FAQ
- H-VA Landlord Strategy Guidebook

https://www.hudexchange.info/programs/public-housing/hcv-landlord-resources/
Let’s hear from you!
https://www.hudexchange.info/programs/public-housing/hcv-landlord-videos/
HCV Landlord Testimonials

Landlords
• 10 HCV landlords
• Various geographies and unit types
• 1 testimonial in Spanish

Video Features
• Each testimonial video is approximately 4 minutes long
• Can search video by topic/question
• Highlights video
# Landlord Testimonial Responses by Topic

## Basics of the HCV Program

### How does the HCV program work?
- Joseph (00:40)

### How would you describe the HCV program to other landlords?
- Antwoine (06:50)

### How reliable is the income you receive through housing assistance payments?
- David (01:01)
- Gabriel (00:38)
- Haydy (02:07) (Spanish)
- Hilarie (06:43)
- Joseph (02:46)
- Matt (00:40)
- Miwa (00:41)

### What is your role as a landlord in the HCV program?
- Miwa (00:41)

### What would you say your responsibilities are as an HCV landlord?
- David (00:37)

### How timely are HCV housing assistance payments?
- Megan (00:39)

### What advice would you give to landlords who are interested in the HCV program?
- Gabriel (05:07)
- Haydy (04:22) (Spanish)
- Hilarie (03:04)
- Miwa (04:49)

### What do you like about the HCV program?
- David (02:01)
- Haydy (00:51) (Spanish)
- Joseph (04:02)
- Megan (01:00)

## Working with the PHA

## Experience with the HCV Inspection Process

## Experience with HCV Tenants
Sampling of Questions

• How do HCV tenants compare to other tenants?
• How do you find HCV tenants?
• How do annual inspections differ from the initial inspection?
• How does the HCV program work?
• How are landlords paid?
• How helpful has it been to receive regular free inspections?
• How often do HCV tenants turnover compared to other tenants?
• How reliable is the income you receive through housing assistance payments?
Landlord Testimonial Highlights

https://youtu.be/7Ry-E0KSAqA
PHA Perspective

Briefly describe:

• Your agency’s voucher program
• Your agency’s service area and its rental markets.
PHA Perspective

- How do you establish and maintain partnerships with landlords in your service areas?
- What advice do you have for PHAs that have limited experience working directly with landlords outside of required processes (e.g. processing paperwork and conducting inspections)?
Clarion County Housing Authority
Providing assistance to families in Clarion & Forest County

Section 8

Affordable Housing May Be Just A Phone Call Away

Unlike many of the surrounding counties, the Clarion County Housing Authority’s Section 8 Voucher Waiting list is OPEN. What does this mean to the residents of Clarion and Forest Counties? It means that safe, sanitary and affordable housing may be more attainable than you think. The Section 8 Voucher Program allows renters to find housing of their choice in Clarion or Forest Counties and receive rental assistance from the Housing Authority. The landlords benefit by receiving all or part of the monthly rental payment and the renters benefit by obtaining an affordable place to live.

In order to determine a household’s eligibility for the program, they must complete an application, be called in off of the waiting list for an interview, and provide the Housing Authority with all necessary documentation. When the household is determined eligible, they will receive a voucher and begin searching for their ideal place to live. The Clarion County Housing Authority will inspect the unit to ensure it passes the minimum safety standards set by the Office of Housing and Urban Development and the participant will begin receiving assistance with their rent. Many people may not realize that they could be eligible for assistance with their monthly rental payment. To view the current income limits click here.

https://clarionhousing.com/affordable-housing-may-be-just-a-phone-call-away/
Posted earlier this week!

https://www.hudexchange.info/programs/public-housing/hcv-landlord-symposium-toolkit/
HUD HCV Landlord Symposia

• Three different locations, three different approaches
  1. Indianapolis (2019)
  2. California (2021)
  3. Nevada (2021-2022)

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord2
HCV Landlord Symposium Toolkit

The purpose of the HCV Landlord Symposium toolkit is to provide tools to Public Housing Authorities (PHA) that they can use while planning a Housing Choice Voucher (HCV) Landlord Symposium to educate landlords, strengthen existing partnerships, and recruit new landlords for their HCV Programs.

How to Use this Toolkit

The HCV Landlord Symposium Toolkit contains resources to make planning a symposium easier, including step-by-step instructions on planning the event, what types of materials and marketing to use, what to consider when designing the agenda, and how to evaluate the effectiveness of the symposium. The toolkit provides basic materials that can be tailored for each community, in order to get the most out of this toolkit, read through the guide, review the available templates, and visit the linked resources. Then when you’re ready, go back to the beginning of the guide and start planning!

View the Landlord Symposium Toolkit Guide

Additional Resources
- HCV Landlord Strategy Guidebook
- HCV Landlord Resources

HCV Landlord Symposium Templates

General Planning Templates
- Event Framework
- Event Framework Example
- Event Timeline
- Agenda

Presentation Templates
- HCV Landlord Symposium – General Presentation
- HCV Landlord Symposium – HUD-VASH Focus Presentation

Communications Templates
- Event Flyer
- Event Tweets
- Invitation Email
- Registration Confirmation Email
- Event Reminder Email
- Sign-in Form
- Comment Card
- Event Poster

https://www.hudexchange.info/programs/public-housing/hcv-landlord-symposium-toolkit/
Tools for Planning

- Guide
- Event framework
- Planning timeline

Template Materials

• Basic information in templates
• Designed for customization based on your program and area
• Examples
  • Presentation content
  • Outreach materials
  • Day-of materials
The PHA’s Role
2-Page Info Sheet

Audience

- Various housing partners
- Experienced landlords
- Landlords that work with more than one PHA

The PHA’s Role cont.

- Help new partners understand the difference between HUD and PHAs
- Provide broad overview of the many services PHAs provide as a part of the HCV program
- Explain why PHAs’ HCV programs may differ
  - Example: waiting list preferences
HUD-VASH Landlord Materials

• Similar to some HCV landlord materials
• Editable format for customization
• Templates currently available:
  • Steps to become a HUD-VASH landlord
  • Common HUD-VASH landlord questions
  • HUD-VASH fact sheet and benefits
  • Landlord symposium presentation

Posted earlier this week!
REMINDER: Using HUD Funds

• **EHV service fees:** yes, to help EHV families lease-up

• **Admin fees:**
  • Current year: no
  • Pre-2004 reserves: yes
  • Post-2003 reserves: depends on the landlord incentive and how it is structured. See PIH Notice 2015-17. Any incentive using admin fee reserves must be consistent with all other HCV statutory and regulatory requirements.
    • Exception: CY20 reserves: yes under CARES Act authorization

• **CARES Act:** yes, if within the period of availability

• **HAP Funds:** no
REMINDER: Ongoing Flexibilities

PIH Notice 2012-15 Streamlining Administrative Practices in the Housing Choice Voucher Program Consolidation of Administrative Tasks

• PHAs who are in the same geographical area can consolidate administrative functions, for example, one agency may have a strong group of inspectors while another agency has a strong landlord relations staff. These agencies could divide tasks, which may address landlords’ concerns about a lack of consistent policies and procedures between PHAs with overlapping jurisdictions.
REMINDER: Ongoing Flexibilities

Flexibility to Screen HCV Tenants

24 CFR § 982.307

While screening and accepting tenants is ultimately the role of individual landlords, some landlords may have misconceptions about voucher holders. PHAs may decide to implement some screening activities to minimize concerns about HCV tenants, thus improving landlord retention in the program. PHAs must screen in accordance with their administrative plan and must inform the landlords that they are still responsible for screening and selecting tenants.
Let’s hear from you!
Thank you!

landlordtaskforce@hud.gov