

# Housing Choice Voucher Landlord Symposium

• California •

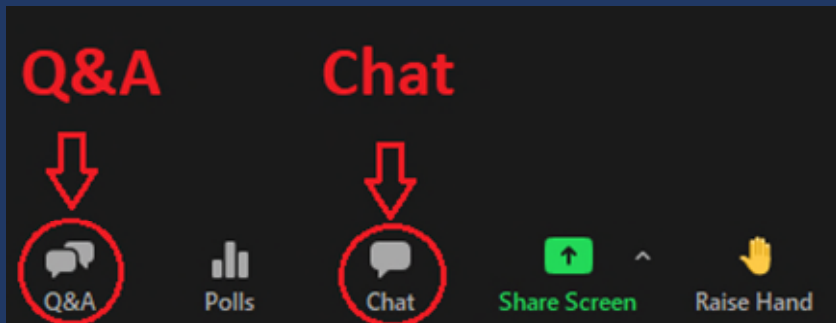
Day 1: March 2, 2021



# Housekeeping

**Technical Questions:** Submit to the Host using the CHAT feature.

**HCV Questions for the Presenters:** Submit using the Q&A feature.



Any additional thoughts or questions can be submitted anytime to [landlordtaskforce@hud.gov](mailto:landlordtaskforce@hud.gov).

# — Welcome

## **Marcie Chavez**

Regional Public Housing  
Director

Regions IX and X – The Far  
West Network

# — Day 1: Agenda

## The Housing Choice Voucher Program (Section 8): Basics and Program Updates for Landlords

- The Housing Choice Voucher Program Primer
- Panel Discussion: Landlord Incentives and Common Questions
- Q&A



# HUD's Housing Choice Voucher Program: An Introduction

Jesse Wu

Acting Los Angeles PIH Director

# THE DEPARTMENT OF HOUSING & URBAN DEVELOPMENT



JESSE WU

ACTING DIRECTOR, LOS ANGELES OFFICE OF PUBLIC HOUSING  
DIRECTOR, HONOLULU OFFICE OF PUBLIC HOUSING

**Housing Choice Voucher Program Overview**

California Landlord Symposium, March 2, 2021

# Housing Choice Voucher (HCV)

HUD's major program for assisting those with very low income

# HCV Program Overview

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- The largest housing assistance program in the US
- Serves more than 2 million low-income households
  - ▣ 26% of households are elderly and 26% are non-elderly disabled.
  - ▣ More than 43% of households are a single person.
  - ▣ More than 58% of HCV units are single-family house or apartments with 4 or fewer units.



# What is the HCV Program?

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- Rental subsidy provided directly to landlords on behalf of participating families to make market rate units affordable.
- The family pays the difference between the actual landlord rent charged and the amount subsidized by the program.
- All participants pay a minimum of 30% of their gross monthly adjusted income in rent and utilities.

# What is the HCV Program?

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- Families must find their own housing (single-family homes, townhouses and apartments).
- The participant can choose any housing that meets their needs and satisfies the program requirements.

# HCV Roles

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- **Landlord:** Provides safe, decent, sanitary housing to the tenant at a reasonable rate
  - ▣ Screen participant as one would normally expect
  - ▣ Provide the requested documentation to PHA and make unit available for inspection, PHAs have COVID flexibilities
- **Tenant:** Complies with lease, maintains unit, pays own portion of rent
- **PHA:** Administers program locally, contracts with landlord to provide assistance for the family
- **HUD:** Funds the program, pays the PHA a fee, and monitors compliance with program rules

# HAP Contract and Landlord Lease

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- **Housing Assistance Payment (HAP) Contract** between the PHA and landlord
  - ▣ May not be modified
  - ▣ Governs housing assistance payment
  - ▣ Includes required tenancy addendum
- **Landlord Lease** between tenant and landlord
  - ▣ Enforced by landlord
  - ▣ Tenancy addendum becomes part of landlord lease



# Rent to Owner

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- Total monthly payments to owner, which may include utilities.
- Payment standards: PHA adopted based on Fair Market Rents.
  - ▣ Fair Market Rents are determined by HUD annually.
- PHA must also determine the unit to be “rent reasonable.”

# Process for Rent Increases

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- Rent reasonableness test.
  - ▣ “...reasonable rent in comparison to rent for other comparable unassisted units...”
- May also be limited due to PHA funding limitations or funding restrictions.
- Landlords can request a rent increase with 60 days notice.

# COVID Flexibilities

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- Remote Video Inspections: PIH Notice 2020-31 (issued 11/12/20) Guidance on conducting Housing Quality Standards (HQS) inspections using Remote Video Inspections (RVIs). This is performed remotely with a “proxy” inspector in the unit (Landlord, Property Manager, Section 8 participant family) and the housing authority HQS Inspector who is remotely directing the inspection.
- Other operational changes:
  - Drop-boxes - Drop-boxes facilitate delivery of documents to PHA during pandemic.
  - Phone - Many PHA staff remain teleworking, phone lines have remained open.
  - Email - Email communication is also being used to collect supporting documentation, and to communicate with applicants and participants.
  - Phone/video conferencing used to assess eligibility and reexam meetings
  - Remote Video Inspections (RVIs) - If a family decides to move to a new unit or an HQS inspection is needed, housing authorities are using RVIs to conduct these inspections. This is performed remotely with a “proxy” inspector in the unit (Landlord, Property Manager, Section 8 participant family) and the housing authority HQS Inspector who is remotely directing the inspection.
  - In some special cases, PHAs are accepting permission from applicants or participants either by phone or email to sign documents on their behalf, so as not to slow down the moving into a new unit.

# Special Purpose Vouchers

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- HUD funds HCV assistance to serve special populations including:
  - ▣ Veterans (VASH vouchers)
  - ▣ Foster-care assistance (FUP or FYI vouchers)
  - ▣ Non-elderly disabled (Mainstream voucher)
  - ▣ Victims of natural disasters.



# The Waiting List

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How does a individual or family receive assistance in the Housing Choice Voucher program?

- ❑ Those interested in participating in HUD's HCV program apply at their local housing authority.
- ❑ The PHA maintains a waiting list in accordance with regulations and the PHA's administrative policies.
- ❑ Each PHA has the discretion to establish local preferences to reflect local needs and priorities.
- ❑ Families who qualify for any such local preferences move ahead of others who do not qualify.
- ❑ When applicants are selected, they are interviewed to determine if they meet eligibility requirements.

# Public Housing Contacts

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## □ **San Francisco Office of Public Housing**

▣ Gerard Windt, Director

■ (415) 489-6444, [Gerard.Windt@hud.gov](mailto:Gerard.Windt@hud.gov)

▣ Trevor Auser, Division Director

■ (415) 489-6453, [Trevor.T.Auser@hud.gov](mailto:Trevor.T.Auser@hud.gov)

## □ **Los Angeles Office of Public Housing**

▣ Jesse Wu, Acting Director

■ (808) 457-4668, [Jesse.Wu@hud.gov](mailto:Jesse.Wu@hud.gov)

▣ Meena Bavan, Division Director

■ (213) 534-2595, [Meena.S.Bavan@hud.gov](mailto:Meena.S.Bavan@hud.gov)

# PHA Panel Discussion: Landlord Incentives and Common Questions



## HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA

Kurt Wiest,  
Executive Director

## FRESNO HOUSING AUTHORITY

Brittany Alvara,  
Assistant Manager of  
Owner Services and  
Landlord Outreach

## ORANGE COUNTY HOUSING AUTHORITY

January Johnson,  
Special Housing  
Programs Section Chief

## SANTA ANA HOUSING AUTHORITY

Judson Brown,  
Housing Division  
Manager

Moderator: Meena Bavan, Los Angeles  
PIH Division Director



## Housing Authority of the County of Alameda

Kurt Wiest

Executive Director

Service Area: Unincorporated Alameda County and the cities of Albany, Emeryville, San Leandro, Hayward, Union, Fremont, Newark, Dublin and Pleasanton

Number of Vouchers: 6,165



## Fresno Housing Authority

Brittany Alvara

Assistant Manager of Owner Services  
and Landlord Outreach

Service Area: Fresno City and County

Number of Vouchers: 12,811





## Orange County Housing Authority

January Johnson

Special Housing Programs Section  
Chief

Service Area: Orange County cities except  
Anaheim, Garden Grove and Santa Ana

Number of Vouchers: 11,306

# Why work with a PHA?

- Orange County Housing Authority is currently working with 3600 landlords.
- We utilize direct deposit for on time and reliable monthly payments.
- We offer protection against a tenant's financial losses.
- We use a landlord portal for an owner's easy access to pending payments and payment history.
- Our clients move less often, resulting in shorter turnover rates.
- Overcrowding prevention.
- Competitive fair market rents.
- Free marketing and a built in supply of potential tenants with a weekly vacancy listing publication.
- Regular unit inspections.
- We continue to explore the use of technology to ensure landlord and tenant safety.

For more information please visit [ochousing.org/owner](http://ochousing.org/owner)





## Santa Ana Housing Authority

Judson Brown  
Housing Division Manager

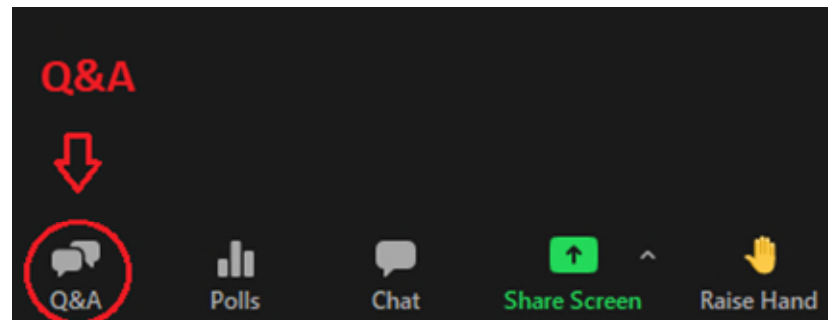
Service Area: City of Santa Ana  
Number of Vouchers: 3,029



# Q&A

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Please submit questions through the Q&A feature at the bottom of your screen



# Interested in Becoming an HCV Landlord?



## INTERESTED IN BECOMING A HOUSING CHOICE VOUCHER (HCV) LANDLORD?

The role of the landlord in the HCV program is to lease decent, safe, and sanitary housing to a tenant at a reasonable rent. The housing unit must pass the program's housing quality standards (HQS) and be maintained up to those standards as long as the owner receives housing assistance payments (HAPs).

### 1. CONTACT YOUR LOCAL PUBLIC HOUSING AUTHORITY (PHA)

Landlords who would like to rent to voucher holders should contact their local PHA(s). The PHA may provide you details on the local process and the method for posting your vacant units. The PHA may also share locally used websites or platforms for advertising available rental units. Use the following link to find your local PHA's contact information: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/pha/contacts](https://www.hud.gov/program_offices/public_indian_housing/pha/contacts).

### 2. SELECT A TENANT

The PHA admits eligible families to its HCV program. Select and approve one of these voucher holders based on your own rental criteria, then fill out the voucher holder's Request for Tenancy Approval form. The PHA must determine that the proposed rent is reasonable compared to similar units in the marketplace and not higher than those paid by unassisted tenants on the premises.

### 3. MAKE SURE HOUSING MEETS MINIMUM STANDARDS

An inspector will conduct an HQS inspection. All housing units with HCV tenants must meet the following thirteen (13) HQS performance requirements both at commencement of assisted occupancy and throughout the assisted tenancy:

• Sanitary facilities	• Water supply
• Food preparation and refuse disposal	• Lead-based paint
• Space and security	• Access
• Thermal environment	• Site and neighborhood
• Illumination and electricity	• Sanitary conditions
• Structure and materials	• Smoke detectors
• Interior air quality	

### 4. SIGN LEASE AND HAP CONTRACT, AND START RECEIVING PAYMENTS

Once you and the tenant sign a lease and you submit the signed lease to your local PHA, you will receive a HAP contract from the PHA to sign. Once the HAP contract between you and the PHA is executed, you will begin to receive monthly HAPs from the PHA and the remainder of the rent payment from the tenant.

#### Resources

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/landlord](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord)

1. Contact your local PHA.  
([https://www.hud.gov/program\\_offices/public\\_indian\\_housing/pha/contacts](https://www.hud.gov/program_offices/public_indian_housing/pha/contacts))
2. Select a tenant.
3. Make sure housing meets minimum standards.
4. Sign lease and HAP contract, and start receiving payments.



# Next Up:

## California Landlord Symposium

Day 2 - March 3: Housing our Veterans: HUD-VASH Vouchers

Day 3 - March 4: Regulatory Flexibilities to Improve Landlord Participation: Innovations during COVID-19 and Small Area Fair Market Rents

## HCV Landlord Participation Webinar 4: Spring, 2021

Inspections

Questions: [landlordtaskforce@hud.gov](mailto:landlordtaskforce@hud.gov)

Additional Resources:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/landlord](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/landlord)