



● Partners in Progress ●

Enhancing the Housing Choice Voucher
(HCV) Experience for Nevada Landlords



Session 1:

November 15, 2021 (Southern Nevada Regional Housing Authority)
November 18, 2021 (Reno and Nevada Rural Housing Authorities)

— Welcome

Marcie Chavez

Regional Public Housing Director

Regions IX and X – The Far West Network

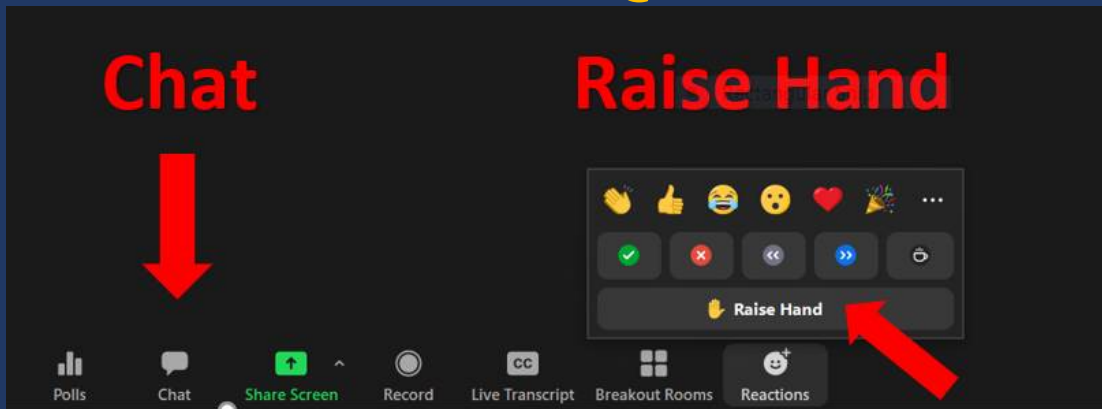
Agenda: Listening and Learning from Nevada Landlords

- The Housing Choice Voucher Program Primer
- Landlord Listening Session
- Q&A + Next Steps

Housekeeping

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

Comments or Questions: Submit using the CHAT feature.



Any additional thoughts or questions can be submitted anytime to hcv@firstpic.org or landlordtaskforce@hud.gov.

— Polls

Which superpower would you like to have?

- Mind reading
- Teleportation
- Flying

If you are having trouble with the poll, please send a chat to “HOST”



HUD's Housing Choice Voucher Program: An Introduction

Lynda Lantz

Sr. Writer/Project Manager, FirstPic, Inc.

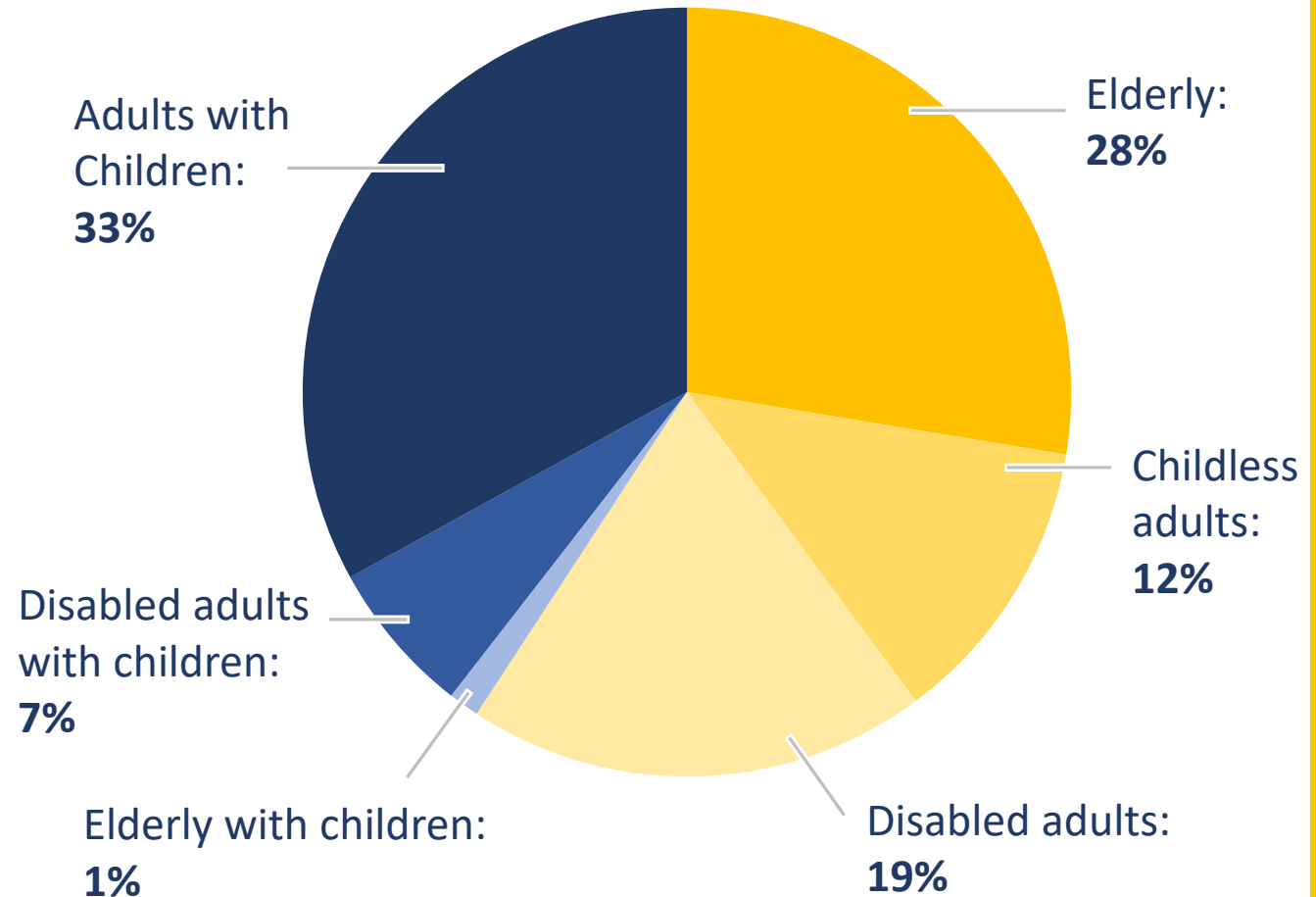
What is the Housing Choice Voucher Program?

- The federal government's largest direct rental subsidy program
- Nationally, houses nearly 2.3 million families
- Operates as a public private partnership:
 - Funded by the Federal government through the Department of Housing and Urban Development (HUD)
 - Administered by public housing agencies (PHAs)
 - Housed by private landlords



Who the Program Serves

- Targeted to very low-income people measured by the area median income (AMI)
- Primarily serves the elderly, people with disabilities, and families with children

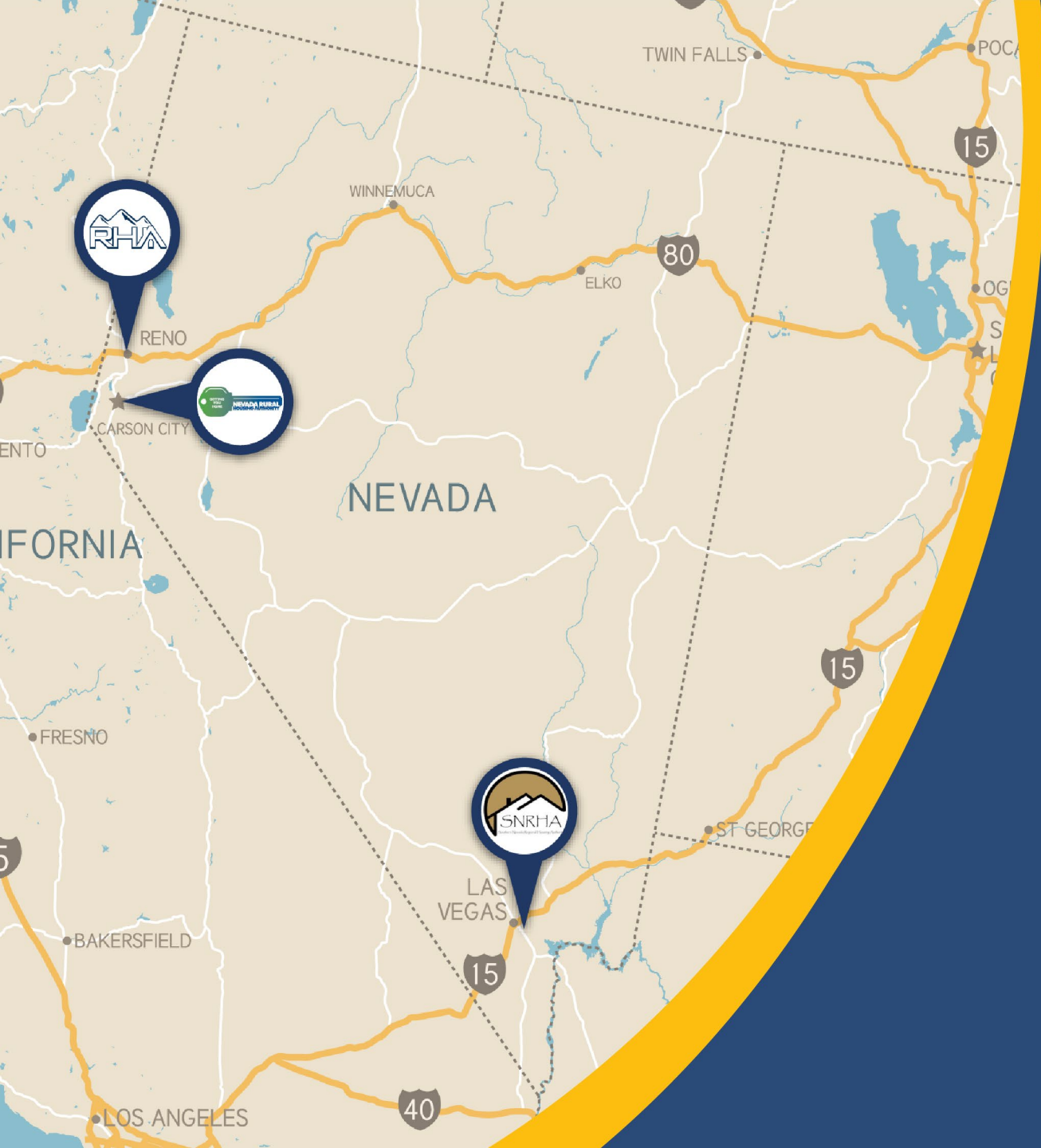


How Does the Housing Choice Voucher Program Work?

- **HUD:** Provides funds to allow PHAs to make payments on the behalf of HCV tenants
- **PHA:** Administers the HCV program and provides the HCV tenant with housing assistance (voucher)
- **Landlord:** Provides decent, safe, and sanitary housing to a tenant at reasonable rent
- **Tenant:** Receives a voucher and selects a unit.
 - Tenants typically pay between 30% and 40% of their income towards rent and utilities and HUD pays the rest to the approved rent price



The HCV Program



HCV in Nevada

16,156 Vouchers administered by three PHAs:

- Southern Nevada Regional Housing Authority
- Nevada Rural Housing Authority
- Reno Housing Authority

PHA Flexibility

- PHAs have some flexibility on how they administer the HCV Program
- All PHAs must:
 - Conduct periodic inspections of units
 - Use HUD-defined standards to set maximum subsidy amounts (payment standards) in their area
 - Check rent prices for “rent reasonableness” based on market prices and unit condition
- Examples of differences from one PHA to another:
 - PHAs may conduct inspections on an annual or biennial basis *(or every three years for small PHAs in rural areas)*
 - Set payment standards on a regional basis, or by zip code *where the payment standard by bedroom size differs from zip code to zip code, rather than one payment standard for the whole jurisdiction*
 - Perform the rent reasonableness check before or after a unit passes inspection
 - Offer different types of landlord incentives

Why HCV Tenants

- HCV tenants tend to rent long-term – an average of 8.2 years
- Landlords receive predictable, on time payments from the PHA each month
- Opportunity to help some of the most vulnerable families in the community
- Many PHAs offer additional incentives for landlords
 - Lease-up bonuses, damage mitigation funds, and tenant-landlord mediation services

Common Misconceptions about the HCV Program

“I don’t think I qualify to accept vouchers.”

- You do! There is no special criteria to start renting to a tenant with an HCV. The unit does need to pass a basic health and safety inspection.

“If I accept one voucher tenant, all of my units will have to become HCV tenants”

- Not true. Landlords should evaluate applicants for each of their vacancies. They are under no obligation to choose HCV applicants over market-rate applicants.

“I’ve heard the PHA will keep me from evicting a problem tenant”

- Not true. HCV tenants are bound to the terms of their rental agreements just like non-HCV tenants. HCV tenants who violate their leases also jeopardize their ability to keep their voucher with the PHA.

— Landlord Lease-up Process

- Landlord advertises vacant unit – “HCV Welcome!”
- Landlord screens tenant applications for suitable tenancy
- Landlord and tenant return paperwork to PHA that provides details on the unit and proves landlord’s ownership of the unit
- Unit passes the PHA inspection for basic health and safety

— Landlord Lease-up Process (con't)

- PHA reviews rental amount for area reasonableness and tenant's affordability
- Landlord and PHA sign a Housing Assistance Payment Contract (HAP); Landlord and tenant sign lease
- Landlord receives monthly rent payments from PHA and tenant

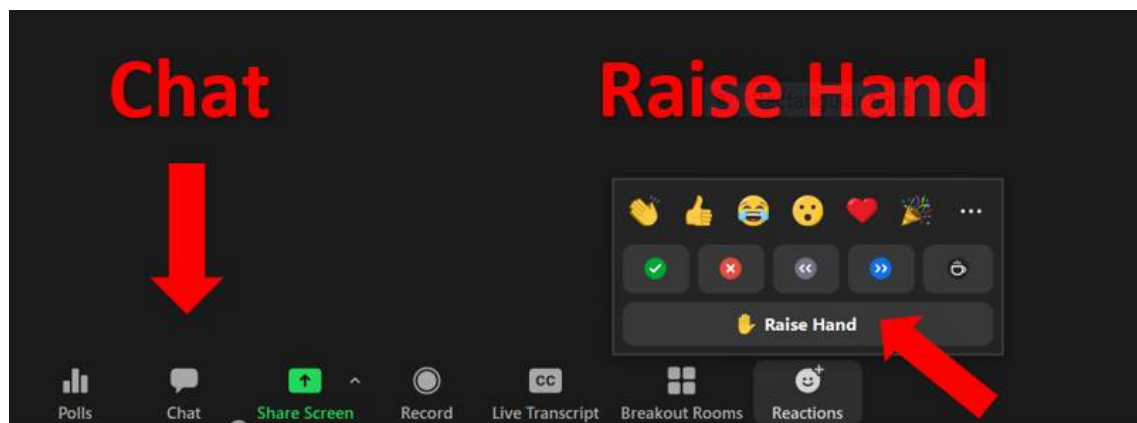
— Listening Session

- Will not be recorded
- Goal is to hear directly from landlords about the HCV program
- Information will be summarized and shared with Nevada PHAs
- Ask that you do not identify PHA staff or voucher families by name

Listening Session

If you would like to share, please raise your hand and we will ask you to un-mute.
Please submit questions or comments through the CHAT feature at the bottom of your screen.

Please note: We will monitor the chat,
but may not be able to address all comments/questions during today's session.



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.

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

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

1. Contact your local PHA (https://www.hud.gov/program_offices/public_indian_housing/pha/contacts)
2. Select a tenant
3. Make sure housing meeting minimum standards
4. Sign lease and HAP contract, and start receiving payments



Next Up:

Nevada Landlord Symposium

Session 2: January 13, 2022: Housing Authority Workshop

Session 3- February 10, 2022: Uniting Perspectives

<https://bit.ly/HCVSession3Feb10>

HCV Landlord Participation Webinar 7: Winter, 2022

Final Thoughts

Questions: landlordtaskforce@hud.gov

Additional Resources:

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