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LANDLORD WORKSHOPS

- The HACC conducts at least 2 landlord workshops every month.
  - Since February, 2012.
  - Voluntary workshops.
  - Average attendance: 12-15 individuals.
  - Attendees: New and current landlords, realtors, maintenance workers, management agents, municipal staff.

- Purpose.

  To educate landlords on the HCV program and the HACC’s process. As a result, two important things happen:
  - Clients are housed sooner.
  - Landlords are paid faster.
LANDLORD WORKSHOPS

- Duration of workshops.
  - 1½ hours.

- Question and answer period.
  - Questions are welcome throughout the presentation.
  - Time is left at the end for additional questions.
  - Landlords with specific client questions are asked to discuss with the presenter after the workshop.

- Workshop topics.
  - Nuts and Bolts of the HCV Program.
  - HQS Inspections.
LANDLORD WORKSHOPS

- **Nuts and Bolts of the HCV Program.**
  - The HCV program in general.
  - The HACC’s HCV program.
  - The HACC’s move process.
    - All steps from finding an HCV applicant to receiving HAP.

- **Miscellaneous Updates**
  - Real Estate Tax Savings program.
  - Landlord portal.
  - Freeze on rent increases.
  - HACC process updates.
  - Fair Housing updates.
LANDLORD WORKSHOPS

- HQS Inspections.
  - Five types of inspections.
  - The HACC’s HQS inspection process.
    - Initial inspections.
    - Self-Certification procedures.
    - Repair timeframes.
    - Online review of inspection results.
    - Abatement procedures.
  - HQS Inspection requirements.
    - Review of the 52580 inspection checklist.
    - List of common fail items.
    - Bedroom requirements.
    - Lead Based Paint protocol.
    - Municipal inspection requirements.
ANNUAL LANDLORD SEMINAR

- Landlord seminar.
  - Once a year.
  - All day event.
  - Variety of topics and guest speakers.
  - Offered light breakfast, afternoon snack and beverages.

- Purpose.
  - Educate landlords on the HCV Program.
  - Give tools to be more effective landlords and property owners.
  - Opportunity to engage a larger pool of landlords.
ANNUAL LANDLORD SEMINAR

Agenda Items.

- HACC’s HCV program.
- HQS inspections.
- Public Health department.
  - Lead Based Paint Hazards.
  - Smoke Free Housing.
- Sheriff’s department.
  - Evictions.
- HACC’s mobility program.
- A tenant screening company.
- Real estate tax appeal firm.
ANNUAL LANDLORD SEMINAR

Positive feedback.

- Very informative.
- Enjoyed the variety of topics.
- Different speakers kept the seminar interesting.
- Appreciated the HACC’s efforts to assist landlords to be more educated on areas relating to homeownership.
- All day event attracted more attendees.

Negative feedback.

- Attendees want more all day education events.
LANDLORD EDUCATION AND OUTREACH

CHALLENGES
- Avenue for criticism and complaints.
- Social stigma.
- Lack of staff.

BENEFITS
- Provide current information about the HCV program to the public.
- Showcase the benefits of the HCV program to overcome stigma.
- Avenue for landlords to communicate concerns about the program.
- Tool for PHAs to gather information.
- Opportunity to go over other important topics relating to homeownership.

When a PHA consistently performs landlord outreach and education, the benefits far outweigh the challenges.