Housing Choice Voucher Landlord Symposium

Indianapolis

December 5th, 2019
Morning Session: 9:00am – 12:30pm

landlordtaskforce@hud.gov
Kimberly Wize
HUD Indiana Field Office Director
Raise your hand if you’re a:

- Landlord
- PHA
- Industry Group
- Other
LANDLORDS
Rental Property Owners, Rental Property Managers, Realtors
PUBLIC HOUSING AUTHORITIES

Executive Directors/CEOs, HCV Directors, HCV Case Managers, Landlord Liaisons, Inspectors, CFOs, ...
INDUSTRY GROUPS

Rental Housing, Affordable Housing, PHA, Fair Housing, ...
OTHER

Local public offices, Technology companies serving PHAs or landlords, Real estate attorneys, ...
R. Hunter Kurtz
Assistant Secretary
HUD Public and Indian Housing
Jeff Bennett
Deputy Mayor of Indianapolis
Indianapolis Community Plan to End Homelessness
Who is involved?
Indianapolis Point-in-Time (PIT) Count Trends

2018 & 2019 PIT Counts
- 2019: PIT Count Total = 1,567
- 2018: PIT Count Total = 1,682

2015 - 2019 PIT Counts
Sheltered and Unsheltered Homelessness

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Sheltered Persons</th>
<th>Total Unsheltered Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>1,660</td>
<td>111</td>
</tr>
<tr>
<td>2016</td>
<td>1,619</td>
<td>130</td>
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<tr>
<td>2017</td>
<td>1,783</td>
<td>126</td>
</tr>
<tr>
<td>2018</td>
<td>1,682</td>
<td>136</td>
</tr>
<tr>
<td>2019</td>
<td>1,567</td>
<td>105</td>
</tr>
</tbody>
</table>

Color Code for Stacked Bars:
- Blue: Total Sheltered Persons
- Red: Total Unsheltered Persons
Indianapolis PIT Count Trends - Subpopulations

*The filter to the right can show all HUD measures for the Indy PIT Counts. The starting view displays the 4 Priority Subpopulations (CH Persons, Families, Veterans, and Youth). When analyzing this chart and/or choosing additional data elements, keep in mind the subpopulation totals can overlap (i.e. the numbers may not be unique or distinct from one another).

*All PIT Count Measures
Multiple values

Color Codes
- Chronically Homeless Persons
- Individuals
- Persons in Families
- Youth & Young Adults (Under 25)
- Parenting Youth & Young Adults (Under 25)
- Veterans

Chart showing trends from 2012 to 2020 for different subpopulations of homelessness in Indianapolis.
2018 PIT Count: Peer Cities Comparison

- **JACKSONVILLE (12)**
  - Sheltered: 1365
  - Unsheltered: 429
- **SAN FRANCISCO (13)**
  - Sheltered: 2504
  - Unsheltered: 4353
- **COLUMBUS (14)**
  - Sheltered: 1519
  - Unsheltered: 288
- **FT. WORTH (15)**
  - Sheltered: 1337
  - Unsheltered: 678
- **INDIANAPOLIS (16)**
  - Sheltered: 1456
  - Unsheltered: 136
- **CHARLOTTE (17)**
  - Sheltered: 1459
  - Unsheltered: 209
- **SEATTLE (18)**
  - Sheltered: 5792
  - Unsheltered: 6320
- **DENVER (19)**
  - Sheltered: 4009
  - Unsheltered: 1308
- **NASHVILLE (24)**
  - Sheltered: 1682
  - Unsheltered: 616
VISION FOR THE INDIANAPOLIS HOMELESS RESPONSE: A COORDINATED SYSTEM OF ENTRY & EXIT

Triage

- Diversion
- Coordinated Outreach & Services
- Temporary Shelters
- Prevention

Assess, Prioritize, Refer, Navigate

Permanent Supportive Housing
Rapid Rehousing
Affordable Housing
Employment/Self-Resolution

Linked to Community to Support Stability/Prevention
Community Plan Strategies

1. Improve crisis response system

2. Increase access and availability of housing and rental assistance

3. Expand and enhance high-quality supportive services
Crisis Response

Coordinated street outreach project

Resolve housing applications quickly

Reduce shelter strain through additional funding, diversion, eviction prevention, and rapid rehousing
Indianapolis Average Length of Time in the Homeless System

Length of Time in the Homeless System Description

Length of time in the homeless system measures the length of time a household remains in our system. The measure refers to the average number of days that households are enrolled in Emergency Shelters (ES), Safe Havens (SH) and/or TH projects within the Homeless Management Information System (HMIS).

2018 Average Length of Time in the Homeless System = 59 Days

<table>
<thead>
<tr>
<th>Month</th>
<th>Avg Number of Days Homeless (cumulative)</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>43</td>
</tr>
<tr>
<td>February</td>
<td>43</td>
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<tr>
<td>March</td>
<td>44</td>
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<td>April</td>
<td>45</td>
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<tr>
<td>May</td>
<td>45</td>
</tr>
<tr>
<td>June</td>
<td>46</td>
</tr>
</tbody>
</table>
Community Plan Strategies

1. Improve crisis response system

2. Increase access and availability of housing and rental assistance

3. Expand and enhance high-quality supportive services
“Housing First”

Homelessness is a housing issue

In order to address mental health, employment, motivation, and health issues a person needs housing first

Housing needs to be low-barrier
Permanent Supportive Housing

Housing + Rental Assistance + Supportive Services
November 2017: IHA began providing housing choice vouchers for rental assistance

We’re deploying 300 vouchers prior to December 31, 2019
Indianapolis Coordinated Entry System (CES) Housing Placements

Housing Placements Description

Housing placements measure the number of households that successfully enter permanent housing through the CES. This includes any household referred to Permanent Supportive Housing (PSH), Rapid Rehousing (RRH) or Transitional Housing / Rapid Rehousing (TH/RRH) and successfully enters permanent housing. Permanent Housing includes all CoC, Veteran, ESG, HIA Voucher, and other publicly funded permanent housing projects.

2018 Housing Placement
Monthly Average = 45

2019 Average = 56

<table>
<thead>
<tr>
<th>Month</th>
<th>Number of Housing Placements</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>62</td>
</tr>
<tr>
<td>February</td>
<td>61</td>
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<tr>
<td>March</td>
<td>39</td>
</tr>
<tr>
<td>April</td>
<td>48</td>
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<tr>
<td>May</td>
<td>68</td>
</tr>
<tr>
<td>June</td>
<td>50</td>
</tr>
</tbody>
</table>
Federal Funding: HUD Continuum of Care

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Dollars (Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>$4.30</td>
</tr>
<tr>
<td>2014</td>
<td>$4.70</td>
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<tr>
<td>2015</td>
<td>$4.40</td>
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<tr>
<td>2016</td>
<td>$5.00</td>
</tr>
<tr>
<td>2017</td>
<td>$5.30</td>
</tr>
<tr>
<td>2018</td>
<td>$5.57</td>
</tr>
</tbody>
</table>
Community Plan Strategies

1. Improve crisis response system

2. Increase access and availability of housing and rental assistance

3. Expand and enhance high-quality supportive services
Supportive Services

Housing to Recovery Fund

Partnership with Central Indiana Community Foundation to raise a $5.5 MILLION fund to build a pay-for-success model of service delivery designed to keep residents housed
Indianapolis Housing Stabilization

Housing Stabilization Description

Housing stabilization measures the level of stability across PSH, RRM, and TH projects. Stability is measured by calculating the percentage of households enrolled in the project universe that either maintain permanent housing within the project (e.g., PSH) or exit to a permanent housing destination from the project (e.g., RRM). Housing Stabilization includes all CoC, Veteran, ESQ, HFA Voucher, and other publicly funded permanent housing projects.

2018 Housing Stabilization
Average = 85%

<table>
<thead>
<tr>
<th>Month</th>
<th>Percentage of Households with Stabilized Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>90%</td>
</tr>
<tr>
<td>February</td>
<td>89%</td>
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<tr>
<td>March</td>
<td>89%</td>
</tr>
<tr>
<td>April</td>
<td>90%</td>
</tr>
<tr>
<td>May</td>
<td>90%</td>
</tr>
<tr>
<td>June</td>
<td>90%</td>
</tr>
</tbody>
</table>
Separate issues of panhandling, “aggressive panhandling,” and other illegal activities that prey upon vulnerable residents.
Ongoing Responses

Stakeholder & Visitor Education

Law enforcement for illegal activity

Increase funding for services & Street Reach Indy
Ongoing Responses

Pathway to Employment program

2019 pilot project:
• 57 unique individual participants
• 7,609 total hours worked
• Program averaged between 10 and 14 workers per day
• 27/57 participants identified as panhandlers
• 17 participants have obtained full-time employment
• 46 tons of trash removed
• Program funded permanently beginning in 2020
You Can Help
You Can Help

**Technology:** Data Integration
Dashboards

**Federal Policy Advocacy:** Housing Vouchers

**State Policy Advocacy:**
Tenant Rights
Affordable Housing Tax Credits
Discussion / Q & A
Table Discussion - Introductions

1. Name
2. Organization and role in that organization
3. Geographic area(s) where you work with rental housing (e.g. Indianapolis, Marion County, Indiana)
4. Years of experience working with the HCV Program
5. Your choice ~ something fun!
What are Housing Choice Vouchers?

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.
What are Housing Choice Vouchers?

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Voucher program is administered by your local public housing agencies which are funded by the U.S. Department of Housing and Urban Development (HUD).
What are Housing Choice Vouchers?

The family issued a housing voucher is responsible for finding a suitable housing unit of the family’s choice.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.
Eligibility for HCVs

• Eligibility for a housing voucher is determined by the PHA based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status.

• In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live.

• By law, a PHA must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income. Median income levels are published by HUD and vary by location. The PHA serving your community can provide you with the income limits for your area and family size.
• During the application process, the PHA will collect information on family income, assets, and family composition.

• The PHA will verify this information with other local agencies, your employer and bank, and will use the information to determine program eligibility and the amount of the housing assistance payment.

• If the PHA determines that your family is eligible, the PHA will put your name on a waiting list, unless it is able to assist you immediately. Once your name is reached on the waiting list, the PHA will contact you and issue to you a housing voucher.
How do HCVs work?

• The HCV program places the choice of housing in the hands of the individual family. A very low-income family is selected by the PHA to participate is encouraged to consider several housing choices to secure the best housing for the family needs. A housing voucher holder is advised of the unit size for which it is eligible based on family size and composition.

• The housing unit selected by the family must meet an acceptable level of health and safety before the PHA can approve the unit. When the voucher holder finds a unit that it wishes to occupy and reaches an agreement with the landlord over the lease terms, the PHA must inspect the dwelling and determine that the rent requested is reasonable.
How do HCVs work?

• The PHA determines a payment standard that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive.

• However, the payment standard does not limit and does not affect the amount of rent a landlord may charge or the family may pay. A family which receives a housing voucher can select a unit with a rent that is below or above the payment standard.
How do HCVs work?

• The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount.

• By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent.
Roles and Responsibilities

- Once a PHA approves an eligible family's housing unit, the family and the landlord sign a lease and, at the same time, the landlord and the PHA sign a housing assistance payments contract that runs for the same term as the lease.

- This means that everyone -- tenant, landlord and PHA -- has obligations and responsibilities under the voucher program.
Roles and Responsibilities

Tenants

• When a family selects a housing unit, and the PHA approves the unit and lease, the family signs a lease with the landlord for at least one year.

• The tenant may be required to pay a security deposit to the landlord. After the first year the landlord may initiate a new lease or allow the family to remain in the unit on a month-to-month lease.

• When the family is settled in a new home, the family is expected to comply with the lease and the program requirements, pay its share of rent on time, maintain the unit in good condition and notify of any changes in income or family composition.
Roles and Responsibilities

Landlords

• The role of the landlord in the voucher program is to provide decent, safe, and sanitary housing to a tenant at a reasonable rent.

• The dwelling unit must pass the program's housing quality standards and be maintained up to those standards as long as the owner receives housing assistance payments.

• In addition, the landlord is expected to provide the services agreed to as part of the lease signed with the tenant and the contract signed with the PHA.
Roles and Responsibilities

• The PHA administers the voucher program locally.

• The PHA provides a family with the housing assistance that enables the family to seek out suitable housing and the PHA enters into a contract with the landlord to provide housing assistance payments on behalf of the family.
Roles and Responsibilities

PHA

- If the landlord fails to meet the owner's obligations under the lease, the PHA has the right to terminate assistance payments.

- The PHA must reexamine the family's income and composition at least annually and must inspect each unit at least annually to ensure that it meets minimum housing quality standards.
Roles and Responsibilities

HUD

• To cover the cost of the program, HUD provides funds to allow PHAs to make housing assistance payments on behalf of the families.

• HUD also pays the PHA a fee for the cost of administering the program.
Roles and Responsibilities

HUD

• When additional funds become available to assist new families, HUD invites PHAs to submit applications for funds for additional housing vouchers. Applications are then reviewed, and funds awarded to the selected PHAs on a competitive basis.

• HUD monitors PHA administration of the program to ensure program rules are properly followed.
Housing Choice Voucher Program

Summary Page:
Please select the PIH Network, HUD Region, Field Office, State and/or Public Housing Authority you are interested in viewing using the dropdown menus below. The data will adjust based on your selection.

Select a Network: All  Select a Region: All  Select a Field Office: Indianapolis Program C...  Clear All Filters:

Select a State: All  Select a Public Housing Authority: All

Budget Overview:
2019 YTD HAP Expenditures vs 2019 YTD Budget Authority

$144.64M
$0.00M
$147.48M

2019 YTD Spending as a Percentage of Budget Authority
98.07%
Total HUD Held Reserves
$11,842,672

Leasing Overview:

<table>
<thead>
<tr>
<th>Current Units under ACC</th>
<th>Current Reported Leasing</th>
<th>Units Remaining under ACC</th>
</tr>
</thead>
<tbody>
<tr>
<td>42,244</td>
<td>37,375</td>
<td>4,869</td>
</tr>
</tbody>
</table>

2019 YTD Leasing Percentage: 88.59%
Average Per Unit Cost: $488.65
Number of Estimated Units with Leasing Potential: 1,219

Budget Utilization since 2014
Housing Choice Voucher Program

Top 10 PHAs with Highest Increases in PUC over Last Year

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>PHA Name</th>
<th>2019 PUC</th>
<th>Yr % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN078</td>
<td>Housing Authority of the City of Greensburg</td>
<td>$424.56</td>
<td>13.75%</td>
</tr>
<tr>
<td>IN023</td>
<td>Housing Authority of the City of Jeffersonville</td>
<td>$454.56</td>
<td>10.73%</td>
</tr>
<tr>
<td>IN032</td>
<td>Bloomfield Housing Authority</td>
<td>$354.61</td>
<td>10.72%</td>
</tr>
<tr>
<td>IN077</td>
<td>Housing Authority of the City of Jasonville</td>
<td>$352.21</td>
<td>10.61%</td>
</tr>
<tr>
<td>IN025</td>
<td>Housing Authority of the City of Charlestown</td>
<td>$488.01</td>
<td>9.94%</td>
</tr>
<tr>
<td>IN002</td>
<td>Vincennes Housing Authority</td>
<td>$399.57</td>
<td>8.06%</td>
</tr>
<tr>
<td>IN091</td>
<td>Housing Authority of the City of Peru</td>
<td>$372.42</td>
<td>7.63%</td>
</tr>
<tr>
<td>IN100</td>
<td>Housing Authority of the County of St. Joseph</td>
<td>$479.26</td>
<td>6.07%</td>
</tr>
<tr>
<td>IN060</td>
<td>Housing Authority of the City of Warsaw</td>
<td>$383.34</td>
<td>5.11%</td>
</tr>
<tr>
<td>IN094</td>
<td>Housing Authority of the City of Greencastle</td>
<td>$321.50</td>
<td>4.85%</td>
</tr>
</tbody>
</table>

Average Per Unit Cost as of August 2019

$488.65

Average Per Unit Cost since 2014

Top 10 PHAs with Largest Reductions in PUC over Last Year

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>PHA Name</th>
<th>2019 PUC</th>
<th>Yr % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN028</td>
<td>Housing Authority of the City of Tell City</td>
<td>$323.12</td>
<td>-14.52%</td>
</tr>
<tr>
<td>IN015</td>
<td>Housing Authority of South Bend</td>
<td>$513.98</td>
<td>-8.44%</td>
</tr>
<tr>
<td>IN029</td>
<td>Housing Authority of the City of East Chicago</td>
<td>$607.35</td>
<td>-6.60%</td>
</tr>
<tr>
<td>IN086</td>
<td>Housing Authority of the City of Union City</td>
<td>$313.85</td>
<td>-5.51%</td>
</tr>
<tr>
<td>IN012</td>
<td>Housing Authority of the City of New Albany</td>
<td>$472.64</td>
<td>-5.35%</td>
</tr>
<tr>
<td>IN004</td>
<td>Delaware County Housing Authority</td>
<td>$405.00</td>
<td>-4.52%</td>
</tr>
<tr>
<td>IN035</td>
<td>Brazil Housing Authority</td>
<td>$395.43</td>
<td>-3.52%</td>
</tr>
<tr>
<td>IN005</td>
<td>Housing Authority of the City of Muncie</td>
<td>$441.25</td>
<td>-3.18%</td>
</tr>
<tr>
<td>IN050</td>
<td>New Castle Housing Authority</td>
<td>$325.38</td>
<td>-3.11%</td>
</tr>
<tr>
<td>IN055</td>
<td>Linton Housing Authority</td>
<td>$239.41</td>
<td>-2.92%</td>
</tr>
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</table>

Average PUC Year over Year

Average Yearly PUC 2014-2019

<table>
<thead>
<tr>
<th>Year</th>
<th>IN002</th>
<th>IN003</th>
<th>IN004</th>
<th>IN005</th>
<th>IN006</th>
<th>IN007</th>
<th>IN008</th>
<th>IN009</th>
<th>IN010</th>
<th>IN011</th>
<th>IN012</th>
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</thead>
<tbody>
<tr>
<td>2014</td>
<td>$345.91</td>
<td>$353.94</td>
<td>$363.14</td>
<td>$366.37</td>
<td>$369.75</td>
<td>$399.57</td>
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<tr>
<td>2015</td>
<td>$466.47</td>
<td>$470.91</td>
<td>$462.25</td>
<td>$478.21</td>
<td>$470.58</td>
<td>$477.00</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2016</td>
<td>$412.63</td>
<td>$417.00</td>
<td>$402.68</td>
<td>$415.98</td>
<td>$424.17</td>
<td>$405.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>2017</td>
<td>$446.34</td>
<td>$450.28</td>
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<td>2018</td>
<td>$462.58</td>
<td>$456.78</td>
<td>$460.31</td>
<td>$470.56</td>
<td>$466.19</td>
<td>$464.10</td>
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<tr>
<td>2019</td>
<td>$372.01</td>
<td>$377.10</td>
<td>$396.97</td>
<td>$407.56</td>
<td>$438.30</td>
<td>$449.63</td>
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</table>
## Housing Choice Voucher Program

### Mainstream Vouchers

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>MS Total Effective Awards</th>
<th>MS Total Leased</th>
<th>MS % Leased</th>
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<tbody>
<tr>
<td>IN003</td>
<td>40</td>
<td>20</td>
<td>50.00%</td>
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<tr>
<td>IN007</td>
<td>19</td>
<td>10</td>
<td>52.63%</td>
</tr>
<tr>
<td>IN017</td>
<td>55</td>
<td>34</td>
<td>61.82%</td>
</tr>
<tr>
<td>IN407</td>
<td>20</td>
<td>20</td>
<td>100.00%</td>
</tr>
<tr>
<td>IN058</td>
<td>75</td>
<td>75</td>
<td>100.00%</td>
</tr>
<tr>
<td>IN701</td>
<td>35</td>
<td>33</td>
<td>94.29%</td>
</tr>
<tr>
<td>IN901</td>
<td>25</td>
<td>4</td>
<td>16.00%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>269</strong></td>
<td><strong>196</strong></td>
<td></td>
</tr>
</tbody>
</table>

Current Special Purpose Voucher Utilization as of August, 2019. Special Purpose Vouchers are included in the ACC of a Public Housing Authority with the exception of Mainstream.

### Family Unification Program Vouchers (FUP)

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>FUP Total Effective Awards</th>
<th>FUP Total Leased</th>
<th>FUP % Leased</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN003</td>
<td>1</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>IN007</td>
<td>14</td>
<td>11</td>
<td>78.57%</td>
</tr>
<tr>
<td>IN012</td>
<td>45</td>
<td>48</td>
<td>106.67%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>60</strong></td>
<td><strong>59</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Non-Elderly Disabled Vouchers (NEDs)

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>Total NED Awards</th>
<th>Total NED Leased</th>
<th>NED Leasing %</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN003</td>
<td>75</td>
<td>78</td>
<td>104.00%</td>
</tr>
<tr>
<td>IN012</td>
<td>200</td>
<td>197</td>
<td>98.50%</td>
</tr>
<tr>
<td>IN016</td>
<td>100</td>
<td>92</td>
<td>92.00%</td>
</tr>
<tr>
<td>IN047</td>
<td>40</td>
<td>40</td>
<td>100.00%</td>
</tr>
<tr>
<td>IN060</td>
<td>80</td>
<td>35</td>
<td>43.75%</td>
</tr>
<tr>
<td>IN080</td>
<td>75</td>
<td>65</td>
<td>86.67%</td>
</tr>
<tr>
<td>IN092</td>
<td>31</td>
<td>27</td>
<td>87.10%</td>
</tr>
<tr>
<td>IN901</td>
<td>300</td>
<td>251</td>
<td>83.67%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>901</strong></td>
<td><strong>785</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Veterans Supportive Housing Vouchers (HUD VASH)

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>VASH Total Effective Awards</th>
<th>VASH Total Leased</th>
<th>VASH Leased</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN003</td>
<td>110</td>
<td>112</td>
<td>101.82%</td>
</tr>
<tr>
<td>IN005</td>
<td>15</td>
<td>15</td>
<td>100.00%</td>
</tr>
<tr>
<td>IN007</td>
<td>15</td>
<td>12</td>
<td>80.00%</td>
</tr>
<tr>
<td>IN011</td>
<td>43</td>
<td>32</td>
<td>74.42%</td>
</tr>
<tr>
<td>IN016</td>
<td>31</td>
<td>26</td>
<td>82.87%</td>
</tr>
<tr>
<td>IN017</td>
<td>445</td>
<td>357</td>
<td>80.22%</td>
</tr>
<tr>
<td>IN022</td>
<td>80</td>
<td>64</td>
<td>80.00%</td>
</tr>
<tr>
<td>IN041</td>
<td>50</td>
<td>39</td>
<td>78.00%</td>
</tr>
<tr>
<td>IN071</td>
<td>33</td>
<td>27</td>
<td>81.82%</td>
</tr>
<tr>
<td>IN901</td>
<td>436</td>
<td>251</td>
<td>57.57%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,258</strong></td>
<td><strong>935</strong></td>
<td></td>
</tr>
</tbody>
</table>
### HOT List PHAs: Leasing Potential and Budget Utilization

<table>
<thead>
<tr>
<th>PHA Code</th>
<th>PHA Name</th>
<th>Leasing Potential Estimate</th>
<th>Leasing Potential %</th>
<th>2019 YTD Unit Utilization</th>
<th>2019 YTD Budget Utilization</th>
<th>HUD Held Reserves</th>
<th>Reserves %</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN010</td>
<td>Housing Authority of the City of Hammond</td>
<td>290</td>
<td>32.34%</td>
<td>70.63%</td>
<td>95.19%</td>
<td>$2,128,072</td>
<td>44.68%</td>
</tr>
<tr>
<td>IN015</td>
<td>Housing Authority of South Bend</td>
<td>183</td>
<td>8.60%</td>
<td>88.28%</td>
<td>87.53%</td>
<td>$64,628</td>
<td>0.49%</td>
</tr>
<tr>
<td>IN060</td>
<td>Housing Authority of the City of Warsaw</td>
<td>161</td>
<td>32.53%</td>
<td>67.93%</td>
<td>94.09%</td>
<td>$843,589</td>
<td>51.31%</td>
</tr>
<tr>
<td>IN003</td>
<td>Fort Wayne Housing Authority</td>
<td>117</td>
<td>3.78%</td>
<td>90.66%</td>
<td>100.73%</td>
<td>$1,972,289</td>
<td>12.35%</td>
</tr>
<tr>
<td>IN011</td>
<td>Housing Authority of the City of Gary</td>
<td>76</td>
<td>4.32%</td>
<td>97.99%</td>
<td>99.99%</td>
<td>$1,061,355</td>
<td>8.82%</td>
</tr>
</tbody>
</table>

PHAs on Hot List must meet two conditions: over 75 units of leasing potential and those units are at least 2% of the program size. The color saturation of the dots is based on leasing potential % for the PHA’s voucher program. The darker the dot the higher the leasing potential percentage. Hover over the dots to see information about specific PHAs such as leasing potential, % budget utilization, leasing potential %, total reserves, and % reserves.
Questions?
LANDLORD-TENANT LAW IN INDIANA

HUD’S FIRST HCV LANDLORD SYMPOSIUM
DECEMBER 5, 2019
PRESENTED BY: ATTORNEY JEWELL HARRIS, JR.
Brief Overview: The Indiana landlord-tenant laws exist to govern the relationship between a landlord and a tenant in a residential setting. These laws usually regulate several issues concerning rental property, including the obligations of a tenant and also those of a landlord, the issuing of notices, and matters concerning security deposits, among others.
SECURITY DEPOSITS

Indiana law does not limit the amount of a security deposit.

A security deposit is intended to replace any damages a tenant may impose on the rental premises or, cushion the landlord from incurring a loss in the event a tenant “bails out” without paying the rent.

IC 32-31-3-12 outlines the deductions a landlord can make from the security deposit.
The obligations of a tenant are outlined under IC 32-31-7-5 as follows:

- Keep the rental unit in proper and clean condition.
- Comply with the stipulated housing and health codes.
- Comply with the lease agreement.
- Refrain from damaging, impairing, defacing, destroying or removing any part of the residential rental unit.
LANDLORDS OBLIGATIONS

The obligations of a landlord are outlined under IC 32-31-8-5 as follows:

- Deliver safe, habitable and clean premises to a tenant. The rental property should also meet the standards stipulated in the lease agreement.
- Keep the joint areas of the residential property in proper and clean condition.
- Comply with all the housing and health codes stipulated under law concerning rental premises.
A rental agreement terminates pursuant to the terms of the agreement however, a landlord is authorized to quit a rental agreement without notice in the following conditions:

- When a tenant commits waste knowingly.
- When a tenant continues to occupy a rental unit after a lease has expired.
- When the tenant does not pay rent his/her rent in advance, yet this condition is stipulated in the rental agreement.
- When the landlord-tenant relationship is non-existent.
A landlord may not interfere with a tenant’s access to a dwelling unless the property has been abandoned. “Interference” includes:

- Changing locks
- Removing doors
- Removing appliances
- Interrupting utilities
A tenant may not unreasonably deny landlord access to dwelling for:

- Inspection
- Necessary or agreed repairs
- Provision of services
- Exhibition of unit to prospective tenant, purchaser, contractor, etc.
ACCESS TO RENTAL PROPERTY

- A landlord shall provide reasonable notice of entry.
- A landlord shall enter only at reasonable times.
- A landlord may only enter a dwelling without notice in an emergency.
- A landlord may only enter a dwelling without consent upon court order or abandonment.
WHAT ARE 4\textsuperscript{TH} AMENDMENT RIGHTS?

The 4\textsuperscript{th} Amendment provides freedom from unreasonable search or seizure.

- “Physical entry of the home is the chief evil against which the wording of the 4\textsuperscript{th} Amendment is directed.” Pratt v. Chicago Housing Authority, 848 F.Supp. 792 (N.D.III. 1994).

- What is an Administrative Warrant?
QUESTIONS?
Table Discussion – Your Practices

1. Tenant or Participant Screening for Eligibility or Suitability
   • What are your screening “best practices”? 
   • How have your screening processes changed over time?

2. Dealing with Difficult Tenants (Market Rate and HCV)
   • PHAs – do you provide mediation services for your landlords? 
   • Landlords – what has been your experience when you’ve had issues with HCV tenants? Who have you consulted with? What about market rate tenants?
Panel Discussion – Lived Experiences with HCV

**Moderator:** Valarie Calhoun  
Portfolio Management Specialist  
Indianapolis PIH Office

**Panelists:**

**Harvey E. Levin**  
Property Manager, Broker, CCIM  
Harvey Property Management Group

**Aliesha Young**  
Indianapolis Housing Agency HCV Participant

**Bridgette Thornton**  
Founder and CEO of Divas in Red Indy Inc.
Lunch
12:30pm-1:30pm
Matt Rayburn
Deputy Executive Director
Indiana Housing and Community Development Authority (IHCDA)
Panel Discussion – Indiana PHAs

Moderator: **Nick Bilka**
Policy Advisor
Office of Housing Voucher Programs

Panelists:

**John E. Hall**
Executive Director
Indianapolis Housing Agency

**Amber Skoby**
Executive Director
Bloomington Housing Authority

**Michelle Reynolds**
Executive Director
Lafayette Housing Authority

**Matt Rayburn**
Deputy Executive Director
Indiana Housing and Community Development Authority
Improving Real Estate Assessment Center (REAC) Inspections: National Standards for the Physical Inspection of Real Estate (NSPIRE)
HUD’s Indianapolis HCV Landlord Symposium
December 5, 2019
What is NSPIRE?

The Real Estate Assessment Center (REAC) improves housing quality by performing accurate, credible, and reliable assessments of HUD’s real estate portfolio; helps ensure safe, healthy, decent affordable housing; and promotes sound property management practices.

**National Standards for the Physical Inspection of Real Estate (NSPIRE)**

- Modernizes HUD’s physical inspection model
- Prioritizes health, safety, and functional defects over those about appearance
- Focuses on the areas that impact residents – *their units*
NSPIRE Goals

• Ensure families are living in safe and habitable housing
• Enhance accuracy through:
  • Better identification of substandard properties
  • Increased objectivity and defensibility of inspections
  • Streamlined inspection processes
• Aligns the inspection standards for Multifamily, Public Housing, and HCV
NSPIRE Model

3 Types of Inspections – Confidence Increased
• Property Owner/Agent (POA) Self-Inspections
• REAC Contracted Inspections
• HUD Federal Employee Inspections

3 Categories of Deficiencies – Resident Focused
• Safety and Health
• Function and Operability
• Condition and Appearance

3 Inspectable Areas – Complexity Reduced
• Unit
• Inside
• Outside

Underpinned by 3 mutually supporting components
NSPIRE: 3 Inspectable Areas

- 5 Inspectable areas will feed into the 3 new inspectable areas

- Simplified, intuitive approach based on the inspectable item’s physical location

**CURRENT 5 INSPECTABLE AREAS**

- 35% Dwelling Units
- 20% Building Systems
- 15% Common Areas
- 15% Building Exterior
- 15% Site

**NEW 3 INSPECTABLE AREAS**

- 50% Dwelling Units
- Inside 25%
- Outside 25%

Property won’t pass overall inspection if the Dwelling Units inspectable area fails.
NSPIRE Demonstration Roadmap

- **Planning and preparation – Ongoing**
  - Communications and outreach
  - Standards development
  - Policy development
  - Solicitation and selection of properties

- **CTQ inspections – Planned start 2nd Quarter FY2020**
  - Comprised of contractor and government employees using new standards
  - Assesses new standards and protocols; stakeholder feedback
  - Development of new scoring model

- **UPCS-V to NSPIRE –V transition – Planned start 3rd Quarter FY2020**
  - Once deficiency criteria that make up NSPIRE are stable, such criteria will be moved to the existing voucher demonstration for testing with the HCV program.
Strong Points of Alignment Already

**Voucher Demonstration**

Updates the housing quality standards (HQS) to reflect current advances in home inspections

Modernizes standards for health and safety threats in homes today

Aims to clarify and streamline inspection processes for PHAs and inspectors

Increases owners' and tenants' access to detailed information about their homes.

**NSPIRE**

NSPIRE is a modernization of HUD’s inspection model

Seeks to better identify H&S hazards in housing

Accurately assess the physical condition of HUD housing

Improves inspection service delivery.

Encourages more active engagement by POAs
Word Cloud Analysis of Public Comments
How NSPIRE Impacts Landlords

• Access to more detailed information about the property
• More objective inspections
• Consistent inspection results
• Better trained inspectors and improved knowledge
• Improved platform for information exchange
• Improved PHA management controls
• **Resulting in safer homes**
How NSPIRE Impacts Tenants

• Improved resident health and safety
• Increased landlord-tenant transparency
• Improved resident engagement opportunities
• Resulting in safer homes
How NSPIRE Impacts PHAs

• Increased inspection consistency
• Collaborate with HUD
• Ability to contribute input to new standard
• Access to inspection data
• **Resulting in safer homes**
How NSPIRE Impacts Inspectors

• Electronic based inspections
• Improved inspection consistency
• Increased inspection accuracy
• Clear, defined inspection protocol
• Ability to capture pictures
• Collaboration with HUD
• Resulting in safer homes
How NSPIRE Impacts HUD

• Better identification of substandard housing
• Access to reliable data
• Reduce PHA costs
• Increased landlord tenant transparency
• Standardization
• Alignment to NSPIRE
• Resulting in safer homes
Indiana Participation

HUD Inspection Programs = Two Ongoing Demonstrations

• UPCS – V Demonstration Participation – 1 participant

• NSPIRE Demonstration applicants
  • 5 PHAs
  • 11 Multifamily properties
For More Information

• To learn more about NSPIRE and give feedback on the draft NSPIRE standards, visit: https://www.hud.gov/program_offices/public_indian_housing/reaconspire

• To learn more about UPCS-V, visit: https://www.hud.gov/program_offices/public_indian_housing/reaconspire/
Your feedback...

Questions and feedback

NSPIRE@hud.gov

or

Search on “HUD NSPIRE”
Table Discussion – Symposium Feedback

1. What has been the most useful session of this Symposium?
2. What would you recommend we change for future Symposiums?
3. If there was one thing you could change about the HCV Program, what would it be and why?
HUD’s Housing Choice Voucher Program
Landlord Task Force

Lea Anderson and Alison Bell
HUD’s Office of Housing Voucher Programs
landlordtaskforce@hud.gov
Background
New HUD Research on Landlords

A Pilot Study of Landlord Acceptance of Housing Choice Vouchers

Urban Institute: Mary Cunningham, Martha Galvez, Claudia Aranda, Robert Santos, Doug Wissoker, Alyse Oneto, Rob Pitingolo, James Crawford

• Researchers screened 341,000 advertisements and conducted 3,780 tests

• Research Questions:
  • Do landlords treat HCV holders differently than similar renters?
  • Does landlord treatment of HCV holders vary by race/ethnicity or high/low-poverty?

https://www.huduser.gov/portal/pilot-study-landlord-acceptance-hcv.html
Findings

Percent of Landlords that Deny Voucher Tenants

- **Fort Worth**: 78%
- **Los Angeles**: 76.4%
- **Newark**: 30.9%
- **Philadelphia**: 66.8%
- **Washington, DC**: 14.8%
Findings

**Source of Income Nondiscrimination Law in Effect (SOI)**

- Fort Worth: 78%
- Los Angeles: 76.4%
- Newark: 30.9%
- Philadelphia: 66.8%
- Washington, DC: 14.8%
New HUD Research on Landlords

Urban Landlords and the Housing Choice Voucher Program
Philip Garboden (University of Hawaii), Eva Rosen (Georgetown University), Meredith Greif (Johns Hopkins University), Stefanie DeLuca (Johns Hopkins University), Kathryn Edin (Princeton University)

• Researchers interviewed 127 landlords in Baltimore, Cleveland and Dallas
• Research Questions:
  • Why do landlords accept (or refuse) HCVs?
  • What do landlords like about the HCV Program? What do they not like about the program?

Findings

Motivation for Non-Participation

- Any Inspection Issue: 51
- Lack of PHA Support: 41
- Inadequate Rent: 8
- Paperwork: 41
- Lack of Control: 19
HUD & PIH Formed the HCV Landlord Task Force
HUD’s Recent Engagement with Landlords and PHAs

- Landlord Listening Forums & Focus Groups
- PHA Industry Group Focus Group
- PHA Focus Groups & Interviews
- Landlord Symposiaums
2018 Landlord Listening Forums & Focus Groups

2 months
7 listening forums
4 focus groups*
1 virtual focus group with PHAs on landlord incentives
6 HUD regions
330+ “landlords”
Thousands of comments

Washington DC
Atlanta, GA
Fort Worth, TX*
Philadelphia, PA*
Los Angeles, CA*
Salem, OR*
Salt Lake City, UT
- Wanting to help people
- Financial – reliable source of income
- State or local programs, including damage claim funds and mediation programs
2018 Landlord Engagement – Barriers

- Lack of Support or Communication
- Inspections and Tenant Caused Damages
- Application and Move-in Process
- Voucher and Approved Rent Amount
- Administrative Delays
### PHA Engagement

1. Industry group focus group with 7 PHAs (2018)
2. 3 focus groups with 14 PHAs total
3. 10+ interviews with individual PHAs
4. PHAs representing all 10 HUD regions
5. ~600 HCVs at smallest PHA
6. ~50,000: HCVs at largest PHA
PHA Strategy Areas for Being Better Partners with Landlords

Customer service
Technology
Outreach and Communication materials
Training
Monetary Incentives
Partnerships
Conflict Resolution
Inspections
Strategies for Being Better Partners with Landlords
Customer Service:
PHAs Designate Resources to Build and Manage Relationships with Landlords

LANDLORD LIAISONS

LANDLORD ONLY PHONE DAYS

LANDLORD EMAIL ADDRESSES AND PHONE NUMBERS
“It really does make a humongous impact when you have an advocate that will help you work with HUD.” Some systems with voucher holders don’t make a lot of sense. ... There are so many little details that are part of the program and they need to have someone managing it. In Portland, landlords can call the housing authority on Friday and reach someone. It is the one day you can reach someone. “It’s a small fix that had a gigantic impact.”

-Oregon Landlord
PHA Led Landlord Outreach & Engagement

- Newsletters
- Advisory Boards
- Briefing Sessions
- Meetings with Housing Providers Associations
- Appreciation Events
Improve Inspections Process

**COMMUNICATION**
Clear communication from the PHA and inspector regarding the timing of the inspection, and (if applicable) the repairs needed to pass inspection

**REDUCE FREQUENCY OF INSPECTIONS**
Biennial or triennial inspections for landlords with record of high passage rates

**CONSISTENCY & TRANSPARENCY**
Inspectors use and apply HQS the same, regardless of jurisdiction or PHA
Inspectors provide clear information on what is needed for units to pass inspection

**MOVE OUT & PRE-QUALIFY INSPECTIONS**
By landlord request, PHA provides move-out inspections on units rented by HCV tenants. Move-out inspection may serve as pre-qualification inspection for next HCV tenant if rented within certain time period.
“We will get an email or a letter that says your inspection is going to be held on a certain date within a timeframe of 7 or 8 hours. I would really appreciate some sort of mass communication effort via text or call, like I get robocalls all the time, to say, okay, the inspector is on the way.”

- Atlanta Real Estate Agent
Participant Training

More education opportunities for HCV participants on how to be good tenants

Landlord Training

Optional training opportunities for landlords on topics related to the HCV Program
“… I hear a lot of people’s concerns. They’re very similar and I share those concerns, but I think they can be resolved through education. The education on fair housing, the education on screening for the investor, education on participants who need to learn how to be rent ready, how to properly complete an application so they’re more attractive on paper or online when a real estate agent or property manager is considering their application. So education can solve a lot of our issues, but we need to make those platforms available .. if not mandatory to the investors that participate in these programs.”

- Atlanta Landlord (and Instructor)
Streamline and Go Digital

- Electronic Signatures
- Web Forms
- Online Portals
- Direct Deposit
Self managed landlords use technology much more than PHAs. Their process is much faster. The PHA process is too long.

“It is a deal killer right off the bat.”

PHAs need to meet their expectations; if PHAs won’t work with them, they won’t accept vouchers.

- Dallas/Fort Worth Landlord
“Is mail the only way we can do stuff? Can we use email, digital? Mail is a really archaic way to communicate these days.”

-Oregon Landlord
Monetary Incentives

- Signing Bonuses
- Security Deposits & Damage Claim Funds
- Vacancy Loss Payments
- Better Align Fair Market Rents
“The guarantee program is extremely helpful in convincing owners to rent to low-income tenants.” It is a big concern of owners of what happens if a tenant damages property.

- Oregon Landlord
Improve consistency across public housing agency (PHA) policies and procedures operating in the same area
“I’ve been doing housing choice vouchers since 2002. I work with nine different housing authorities in the Atlanta area... I have had as many as 1,500 properties, and probably 80 percent of ... my portfolio is with the HCVs. The challenge that I have is that every single housing authority has different paperwork.”

- Atlanta Landlord
Strategy Feasibility
5 Things PHAs Can Do to Improve Landlord Participation

**SINGLE POINT OF CONTACT** for landlords with quick response (landlord liaison)

Enhanced **COMMUNICATIONS FROM INSPECTIONS** team

**DAMAGE CLAIM FUNDS** reduce perceived risk of accepting an HCV tenant

**DIRECT DEPOSIT** to ensure timely payment

PHA organized **ENGAGEMENT EVENTS FOR LANDLORDS** to help landlords feel heard and valued
Low Resource Investment, High Impact

BIENNIAL INSPECTIONS – Take advantage of reduced inspections already authorized under HOTMA

LANDLORD ONLY PHONE DAYS – Improve communication and response time by allocating staff time exclusively to manage landlord phone calls and emails one day per week

DAMAGE CLAIM FUNDS – Establish damage claim fund to help landlords feel comfortable renting to HCV tenants

LANDLORD RELATIONS WORKING GROUP – Establish a working group with PHAs in your area to strive for consistency in PHA policies and practices that impact landlords
Current Efforts
Landlord Symposiaums hosted by HUD

Timeline: Beginning winter 2019

Goals:
- Build partnerships;
- Provide opportunities for PHAs, landlords, and HUD to connect;
- Introduce new tools and resources.

Continued Conversations with Landlords and PHAs on Landlord Participation in the HCV Program

Process Improvement: May include the development of a landlord portal, methods for increasing consistency in PHA processes, etc.
Continued Conversations with Landlords and PHAs on Landlord Participation in the HCV Program

PHA Strategies for Being Better Partners with Landlords

Timeline:

July – October 2019
- Conducted focus groups and interviews with non-MTW PHAs implementing innovative strategies to increase landlord participation

October 2019 – April 2020
- Develop strategy guide
- Individual sections will be released beginning in January 2020

June 2020
- Complete guide available on HUD.gov
• Information designed for landlords
• All required forms in one place
• Access to recent research on landlord participation and the HCV Program
• Partnering with Landlords Strategy Guide
• Links to other relevant pages – such as HQS inspections and the HCV Guidebook

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

I am a Landlord and I Want to...

- Learn more about the HCV Program
- List my rental property
- Know how much rent will I receive
- Know more about inspection requirements
- Learn about the tenant’s obligations (Coming Soon)
- Contact my local PHA

Resources for PHAs to Increase Landlord Participation

- Landlord Participation Research and Studies
- Best Practices Guidebook (Coming Soon)
- Forms
Timeline:
• Three webinars in CY 2020

Topics:
• 2018 Listening Forums & Focus Groups
• Guide: PHA Strategies for Being Better Partners with Landlords
• Fiscal Year 2020 Landlord Symposiums
Future Possibilities
MTW Expansion: Landlord Strategies and Incentives

New MTW PHAs added to cohorts
• Each cohort will test specific policy
• Will evaluate effects of cohort-specific policy

Landlord incentives
• May include:
  • Signing bonuses
  • Damage claim funds
  • Vacancy loss payments
  • Modified payment standards
  • Alternate inspection rules
“It is not us against them – landlords and tenants need each other. … We need to work together to figure this out.”

- Oregon Landlord
HUD 2020 Appropriations

• On August 2, the President Signed the Bipartisan Budget Act of 2019 lifting the budgetary caps on defense and domestic spending
• These caps would have led to significant cuts in domestic discretionary programs
• HUD is operating under a Continuing Resolution until December 20
# HCV Program Updates: Appropriations Bills

<table>
<thead>
<tr>
<th></th>
<th>House Mark</th>
<th>Senate Mark</th>
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<td>HAP Renewals</td>
<td>$21.402 billion</td>
<td>$21.502 billion</td>
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<tr>
<td>Administrative Fees</td>
<td>$1.95 billion</td>
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<tr>
<td>TPVs</td>
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<td>VASH</td>
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<td>Tribal VASH</td>
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<td>FUP</td>
<td>$40 million</td>
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<tr>
<td>Mobility Demo</td>
<td>$25 million</td>
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Program Trends: Rising Per Unit Costs
Program Trends: Leasing Declines and Budget Authority Utilization < 100% Adds to Reserves
Program Updates: FUP

• In November 2018, HUD awarded 3,083 FUP vouchers totaling $30 million to over 60 PHAs. (This was a combination of FY 2017 and 2018 FUP funding.)

• HUD received another $20 million in the 2019 Appropriations Act for new FUP vouchers.

• The 2019 FUP NOFA is open, applications are due on December 17, 2019.
Program Updates: Mainstream

- In September 2018, HUD awarded approximately 12,000 new Mainstream vouchers ($99 million) to 285 PHAs. This was the first new allocation of Mainstream vouchers since 2005.

- FY19 Mainstream NOFA closed earlier this Fall. HUD announced awards this month.

  **Total FY 19 Mainstream Awards**
  - 15,363 vouchers
  - $131.3 million
  - 325 PHAs

  **Indiana FY 19 Mainstream Awards**
  - 145 vouchers
  - $911,336
  - 3 PHAs

- HUD will subsequently publish a third NOFA to provide additional new vouchers using the remaining funding from FY 2018 Mainstream appropriations.
Program Updates: VASH

- HUD received $40 million in the 2019 Appropriations Act (roughly 4,500 new vouchers).

- Earlier this summer HUD issued PIH Notice 2019-15, Registration of Interest for HUD-VASH Vouchers. PHAs were required to submit a registration of interest in administering these new HUD-VASH vouchers no later than August 19, 2019.

- The allocation of HUD-VASH vouchers to the registered PHAs will be awarded based on a relative need formula incorporating the Department of Veterans Affairs (VA) Gap analysis of Continuum of Care (CoC) and local VA medical center data.

- HUD anticipates awarding the HUD-VASH vouchers in late 2019.
Program Updates: Mobility Demo

**HCV Mobility Demonstration**

- The Housing Choice Voucher Mobility demonstration was included in HUD’s FY 2019 Appropriations Act.

- This demonstration will competitively award to PHAs $20 million for housing mobility services and $5 million for new housing choice vouchers for families with children.

- As part of this demonstration, HUD will evaluate what housing mobility services are most effective, and cost-effective, in helping families with housing choice vouchers access areas of opportunity throughout their region.

- HUD cannot get to into the details as it prepares a notice announcing the criteria for applying, but HUD hopes that PHAs in the room consider applying for this exciting new initiative.
LL Task Force
Upcoming Events

- PHA Best Practices Guidebook-2nd Quarter CY 2020
- Landlord Task Force Webinars-3 planned for CY 2020-stay turned for dates
- More Landlord Symposiums will be held in CY 2020 to continue this conversations
- HUD values its partnership with landlords and wants to continue to improve it going forward
Questions?
Indianapolis

Thank you for being an HCV landlord!