



OPENING DOORS FOR OPPORTUNITY

HOUSING CHOICE VOUCHERS

LANDLORD SYMPOSIUM

HUD BOSTON FIELD OFFICE

MARCH 20, 2024



TODAY'S AGENDA

10:00-10:05	Program & Staff Introduction Suzanne Piacentini, Hartford Field Office Director
10:05-10:10	Welcome Juana Matias, Regional Administrator
10:10-10:35	Housing Choice Voucher Program 101 Robert P. Cwieka, Director, Office of Public Housing, Boston Kara E. Norman, Division Director, Office of Public Housing, Boston
10:35-10:50	Allison Gallagher, Director, Housing Choice Vouchers, MaineHousing
10:50-11:00	Question & Answers All Presenters
11:00	Close Suzanne Piacentini



Public & Indian Housing

The Office of Public and Indian Housing (PIH):

- Ensures safe, decent, and affordable housing
- Creates opportunities for residents' self-sufficiency and economic independence
- Assures the fiscal integrity of all program participants

The PIH Field Offices oversee the following programs:

- Public Housing
- Housing Choice Voucher

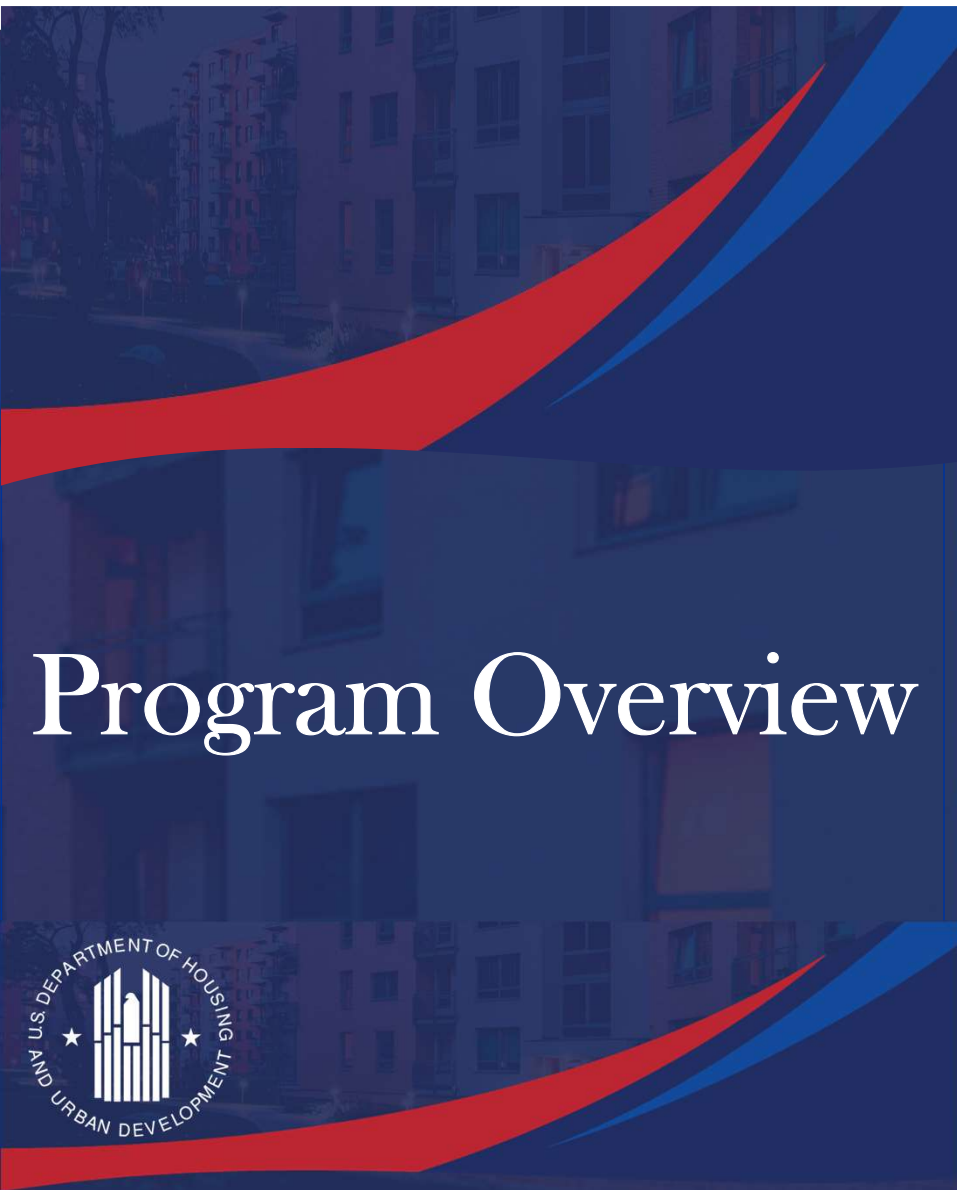


Section 8

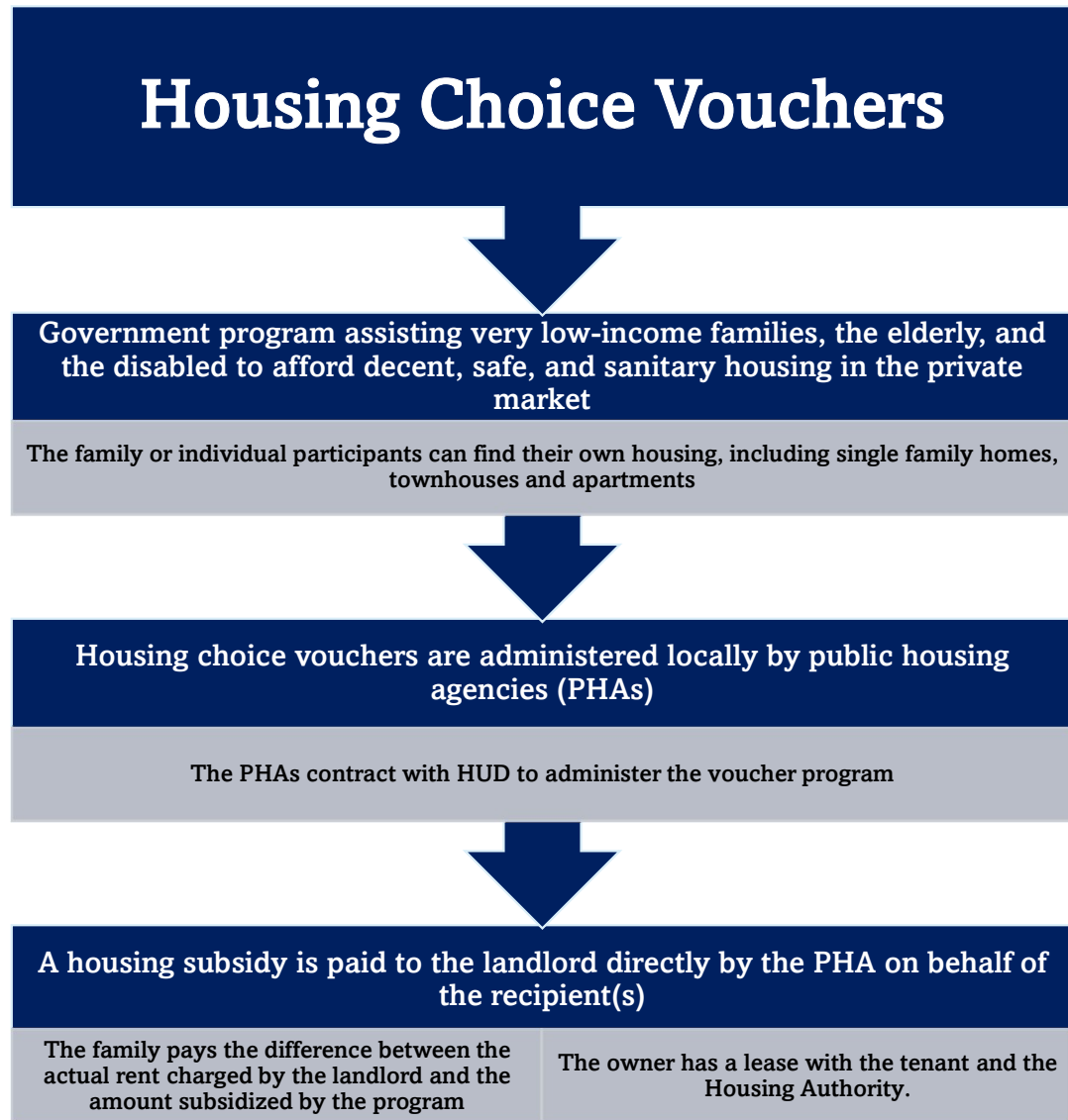

When Congress established Section 8 of the Housing and Community Development Act in 1974, one of the goals was to make sure people earning low wages could find “decent housing and a suitable living environment” outside of public housing units.

- The voucher program is administered by the Dept of Housing and Urban Development (HUD) and operated at the local level by public housing agencies
 - In ME, the State of ME, Maine Housing and 19 local Public Housing Agencies administer the program

The Housing Choice Voucher (HCV) Program, commonly known as “Section 8” is now the largest federal low-income housing assistance program.

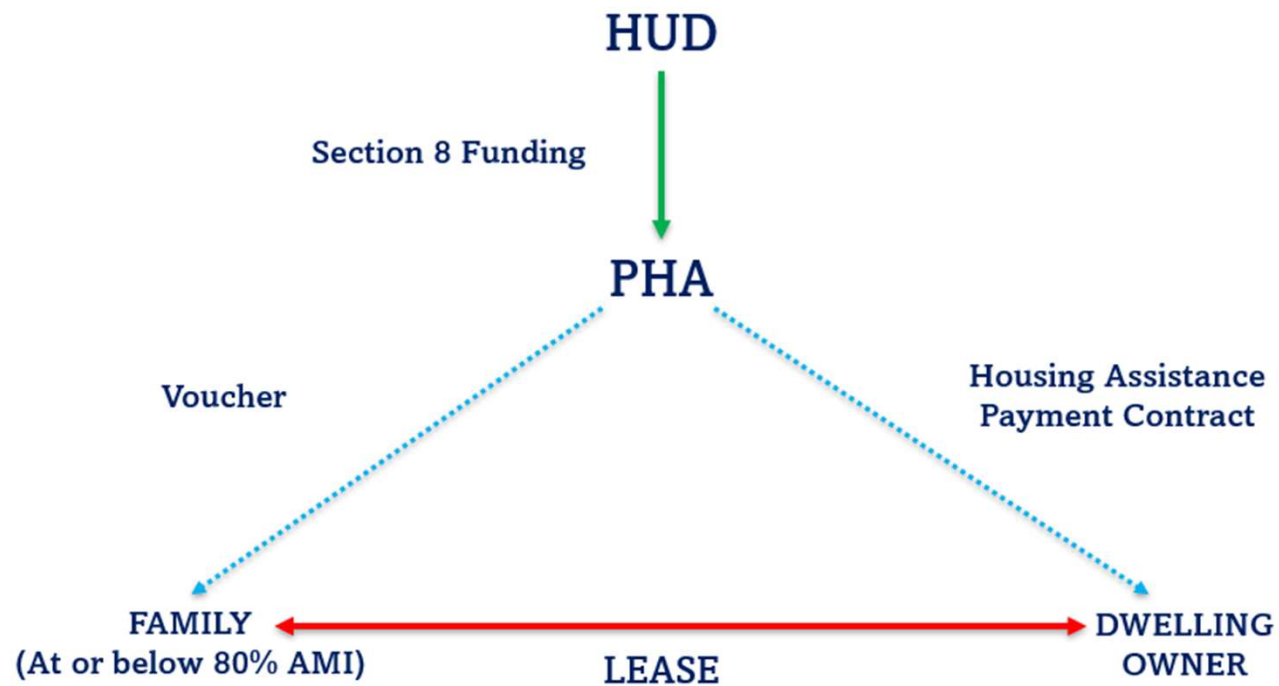


Program Overview





Relationships





Housing Choice Vouchers Facts

Eligible families can make up to 80% of AMI

30% of households are elderly

Average time an HCV family spends on the program: 8.75 years

HCV program has categories that serve targeted populations:

- People facing homelessness
- People with disabilities
- Youth aging out of foster care
- Homeless veterans
- Homeownership



Housing Choice Vouchers Facts

Finding Housing

- Once a Section 8 voucher is issued, the PHA provides the family at least 60 days to obtain housing, with extensions available.

Portability

- A family can transfer (port) their rental subsidy to move to a location outside the jurisdiction of the PHA that first issued their voucher.
- New families may not be able to port immediately; they may have to live in the jurisdiction of the initial PHA for a year before they can port.



Housing Choice Vouchers Facts

Rent Determination

- Rent or Total Tenant Payment (TTP) is based on a family's anticipated gross annual income less deductions, if any. The TTP can be decreased/increased based on tenants' income. If the TTP is decreased, the Housing Assistance Payment (HAP) will be increased.



Roles & Responsibilities

The tenant, the landlord, the housing agency

- Once a PHA approves an eligible family's housing unit, the family and the landlord sign a lease
- At the same time, the landlord and 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 & Responsibilities

Tenant Participant or family

- Family selects a housing unit
- 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
- 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 the PHA of any changes in income or family composition



Roles & Responsibilities

Landlord

- Provide decent, safe, and sanitary housing to a tenant at approved rent
- Maintain dwelling unit up to at least HUD's Housing Quality Standards while receiving housing assistance payments
- Provide the services agreed to as part of the lease signed with the tenant and the contract signed with the PHA



Roles & Responsibilities

Housing Authority

- Administrators voucher program within jurisdiction
- Provides a family with the housing assistance that enables the family to seek out suitable housing
- Enters into a contract with the landlord to provide housing assistance payments on behalf of the family
- Enforces owner's obligations under the HAP
 - (PHA has the right to terminate assistance payments)
- The PHA must reexamine the family's income and composition at least annually
- Must inspect each unit at least annually to ensure that it meets minimum housing quality standards



Roles & Responsibilities

HUD

- Cover the cost of the program through appropriations
- Provides funding to allow PHAs to make housing assistance payments on behalf of the families
- Pays the PHA a fee for the costs of administering the program
- Monitors PHA administration of the program to ensure program integrity



What is the Value of an HCV?

The value is determined by the PHA and is based on the existing Fair Market Rents (FMRs)

FMRs published annually by HUD ([link on resource page](#))

The PHA sets value at between 90 – 110% of the FMR for the appropriate unit or voucher size and is called the Payment Standard

Payment Standard is updated annually



Value of HCV

EXAMPLE

- Payment standard of a two-bedroom apartment is \$2,000 and the household monthly adjusted income is \$1,000, a PHA will pay a maximum of \$1,700

\$2,000 Payment Standard

- \$300 (30% of \$1,000 amount the family will pay)

= \$1,700 (maximum amount PHA will pay toward rent)



HCVs by Housing Authority

PHA Name	Total Vouchers
Auburn Housing Authority	595
Augusta Housing Authority	392
Bath Housing Authority	235
Biddeford Housing Authority	164
Brewer Housing Authority	136
Brunswick Housing Authority	618
Caribou Housing Agency	196
Ellsworth Housing Authority	382
Fort Fairfield Housing Authority	135
Housing Authority City of Bangor	459
Lewiston Housing Authority	1,293
Maine State Housing Authority	4,506
Old Town Housing Authority	213
Portland Housing Authority	2,267
Presque Isle Housing Authority	80
Sanford Housing Authority	598
South Portland Housing Authority	490
Van Buren Housing Authority	104
Waterville Housing Authority	394
Westbrook Housing Authority	798
Total Vouchers	14,055



Special Purpose Vouchers

Non-Elderly Disabled (NED)

Family Unification Program (FUP)

Veterans Affairs Supportive Housing (VASH)

Mainstream

Project-Based Vouchers

Homeownership Vouchers

Emergency Housing Vouchers



Benefits of HCV Tenancy

You will get timely and dependable payments from the public housing authority (PHA)

You will get your full rental payment

You will receive regular inspections

You may request annual reasonable rent increases



"HCV Voucher tenants are problem tenants."

"It is almost impossible to evict an HCV tenant when they violate the lease."

"If you accept one HCV Program tenant, then all of your units must be rented to HCV Program tenants."

"Landlords can't charge HCV participants the same rent as their non-HCV tenants."

HCV Program Myths



Next Steps

Contact your local Housing Authorities to list your available units



Review screening policies (income, credit, etc.) for potential tenants



Review Housing Quality Standards Checklist



Inquire with your local Housing Authority regarding Project Basing opportunities



Links to HUD Resources

HOUSING CHOICE VOUCHERS FACT SHEET

- https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet
- https://www.hud.gov/sites/dfiles/PIH/documents/HCV_Fact_Sheet_Landlords.pdf

LIST OF LOCAL HOUSING AUTHORITIES

- https://www.hud.gov/program_offices/public_indian_housing/pha/contacts

INCOME LIMITS

- <https://www.huduser.gov/portal/datasets/il.html>

FAIR MARKET RENTS

- <https://www.huduser.gov/portal/datasets/fmr.html>

HCV LANDLORD RESOURCES

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

HCV LANDLORD VIDEOS

- <https://www.youtube.com/watch?v=7Ry-E0KSAqA>
- <https://www.youtube.com/watch?v=M6n9bwwMH30>



Local HUD Contacts

**Suzanne
Piacentini**
Field Office
Director

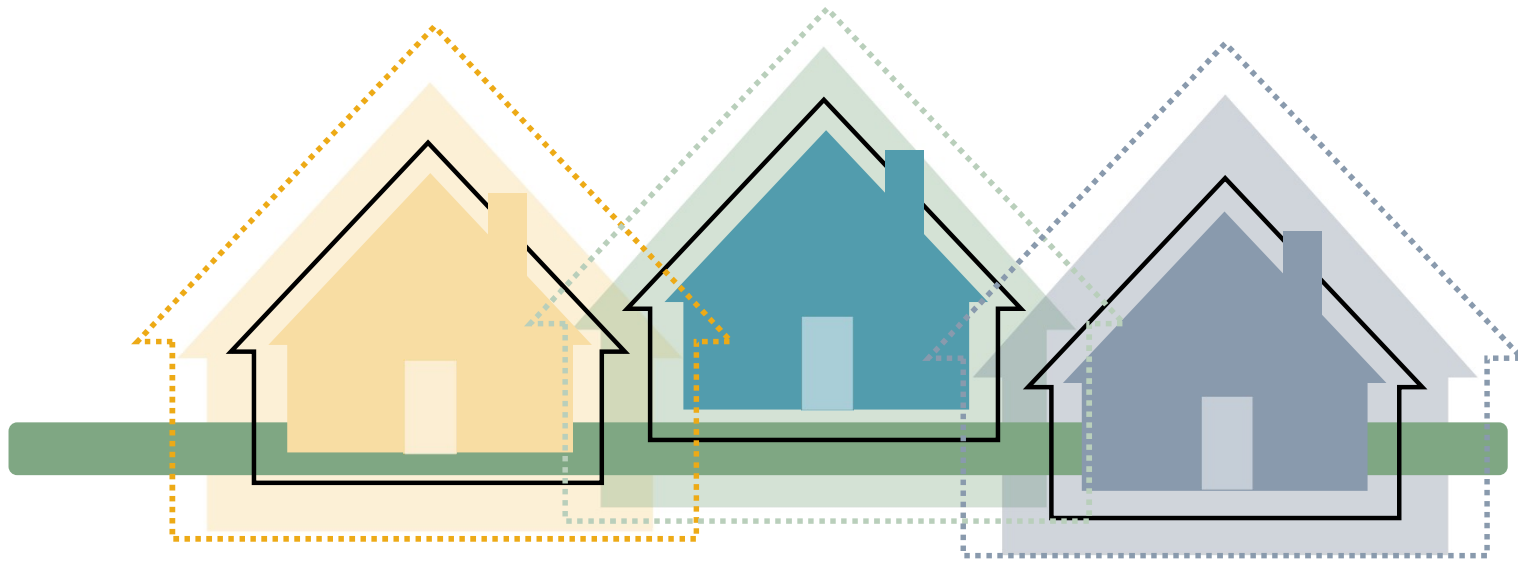
- suzanne.piacentini@hud.gov
- 860-240-9702

Kara E. Norman
Division Director
Office of PH,
Boston

- Kara.E.Norman@hud.gov
- 617-994-8425



Housing Choice Voucher Maine's Landlord Incentive Program



MaineHousing
MAINE STATE HOUSING AUTHORITY

Rev. 2.2024

Benefits of Renting to a Housing Choice Voucher (HVC) Tenant



You will be helping a low-income individual/family, senior, or disabled person find a suitable home in your community.



Steady Monthly Cash Flow –Once a client is leased in your unit the Housing Authority will make a monthly portion of the rent on the client's behalf as long as the client is living in the unit and the unit remains in HQS (Housing Quality Standards) compliance.

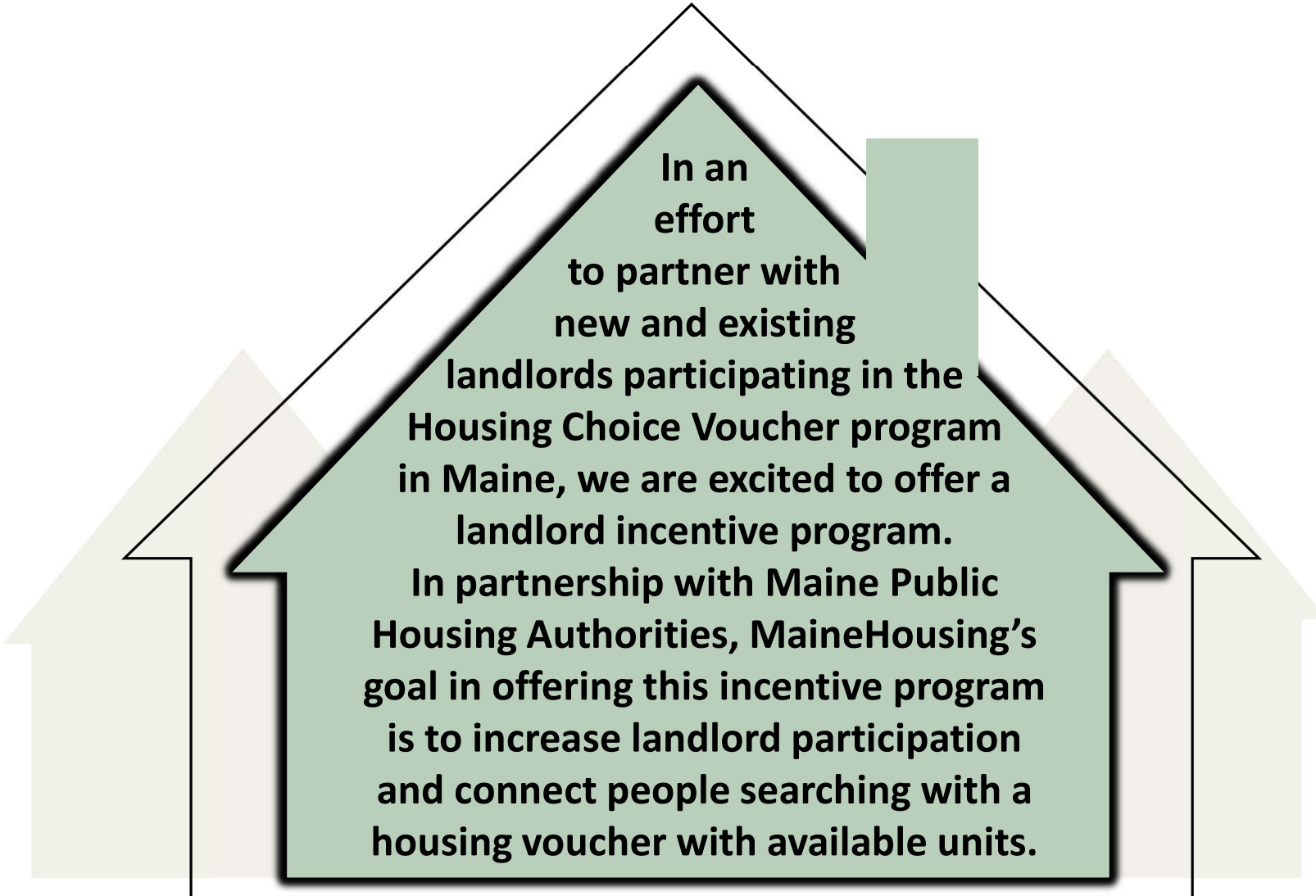


Protection for financial hardship for example if your tenant loses income the Housing Assistance Payment (HAP) will increase.



Units are annually inspected to ensure your property is maintained.

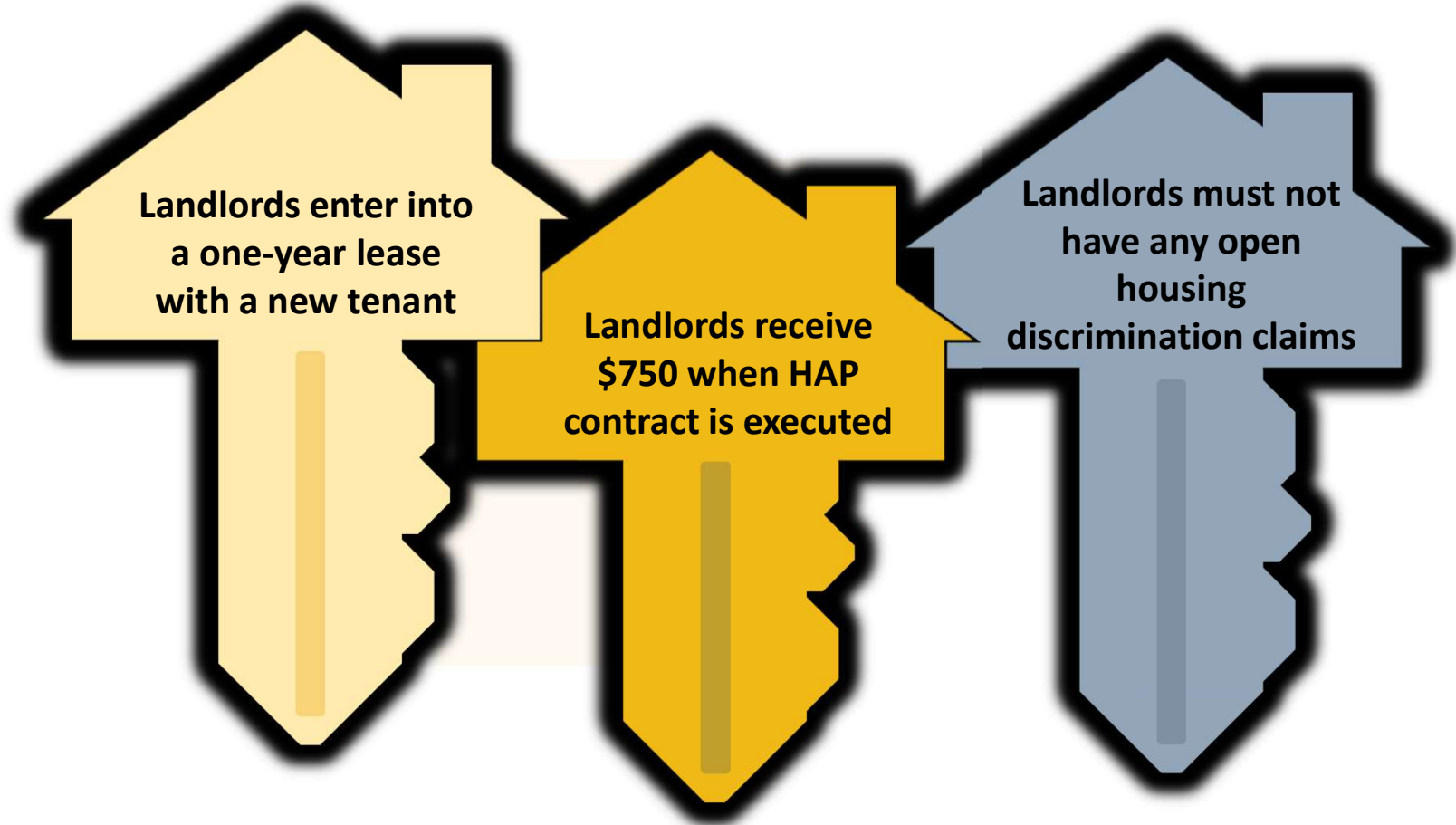
Landlord Incentives



In an effort to partner with new and existing landlords participating in the Housing Choice Voucher program in Maine, we are excited to offer a landlord incentive program.

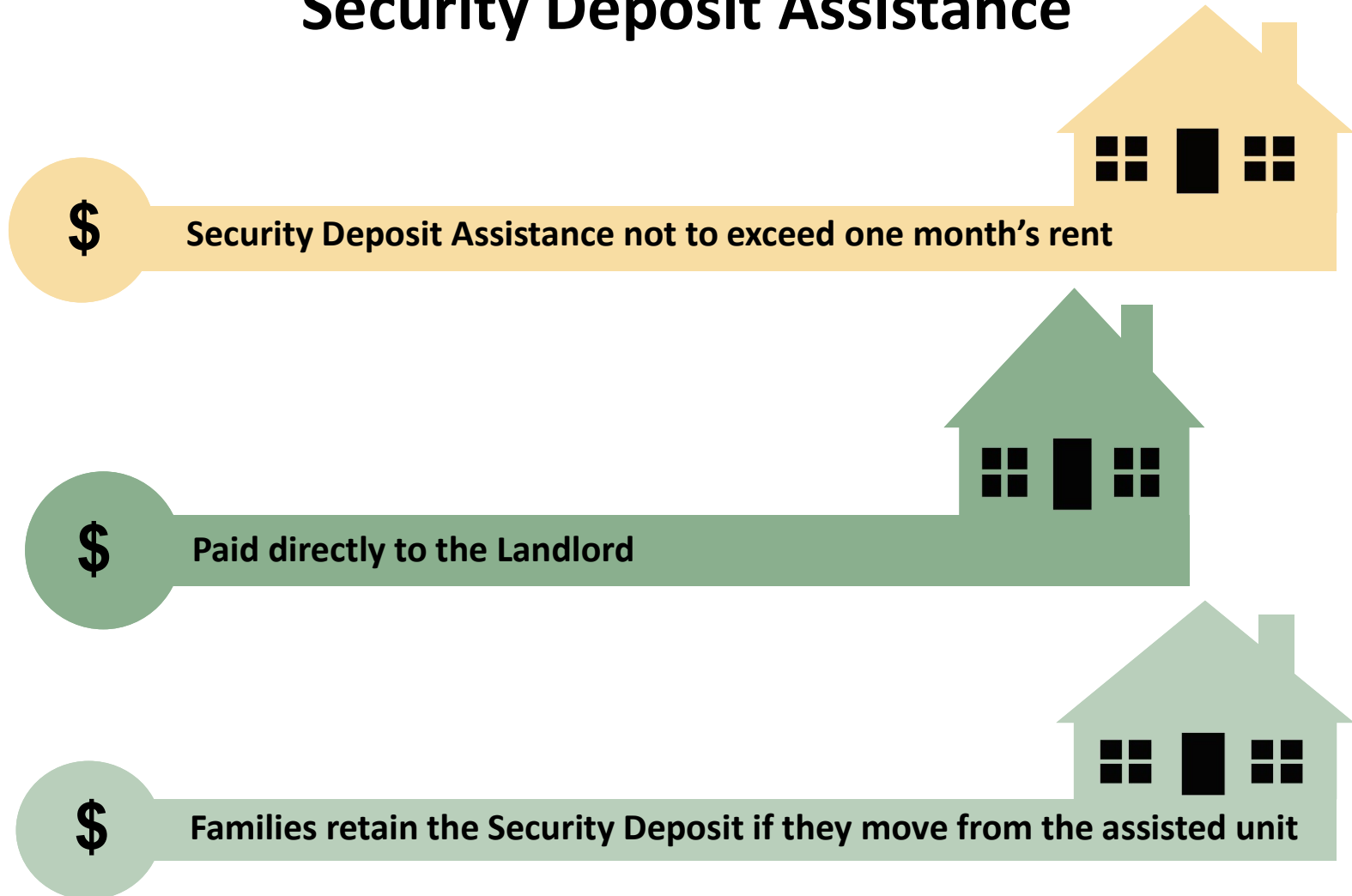
In partnership with Maine Public Housing Authorities, MaineHousing's goal in offering this incentive program is to increase landlord participation and connect people searching with a housing voucher with available units.

Lease Up Incentive Signing Bonus for Every Unit Newly Leased



***Project Based Voucher (PBV), Low-Income Housing Tax Credit (LIHTC)
and Mod Rehab Units are not eligible***

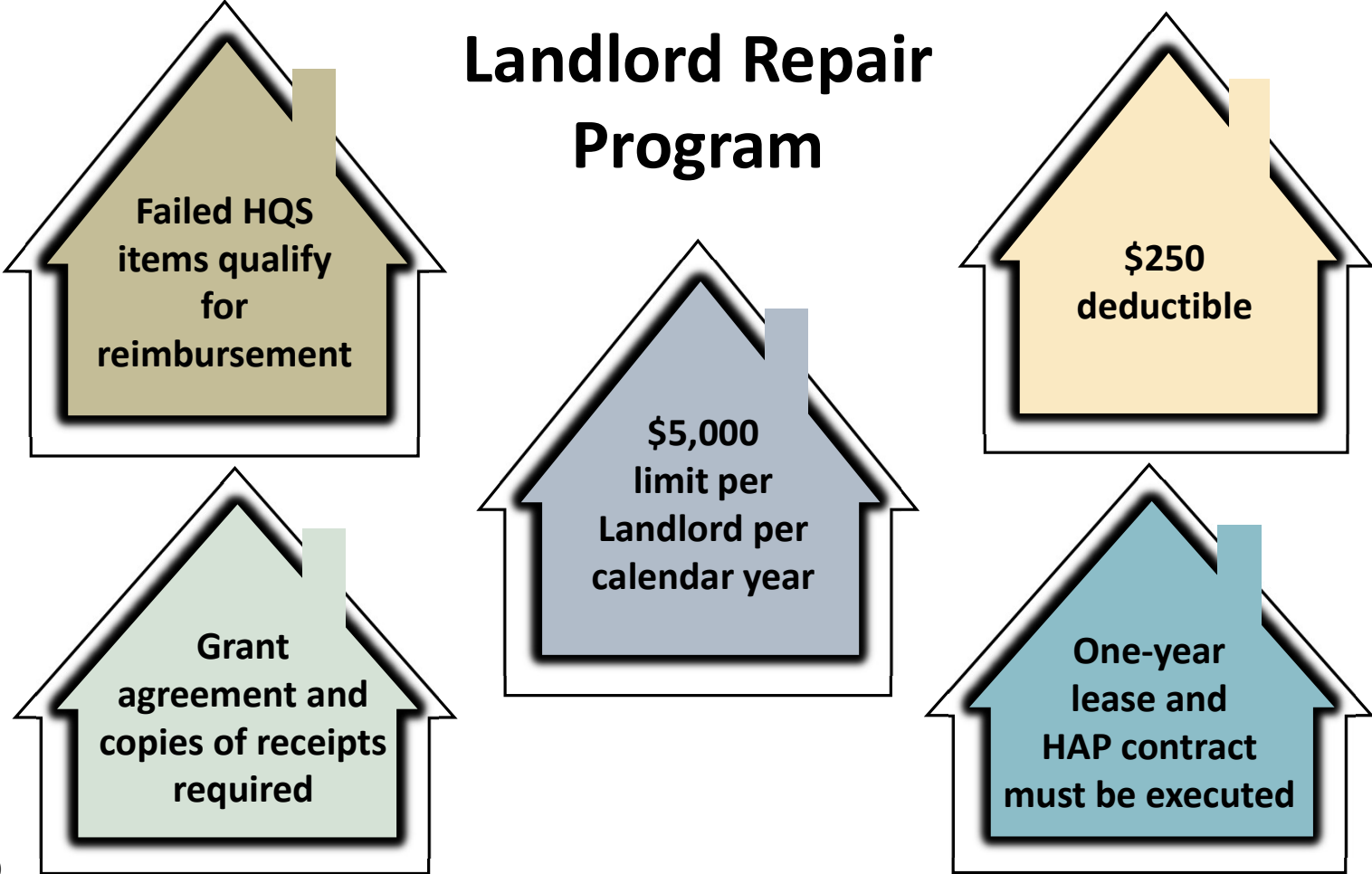
Security Deposit Assistance



Landlord Repair Grant Program

Incentives that help provide renters a safe and secure place to call home

Landlord Repair Program



Failed HQS
items qualify
for
reimbursement

\$250
deductible

\$5,000
limit per
Landlord per
calendar year

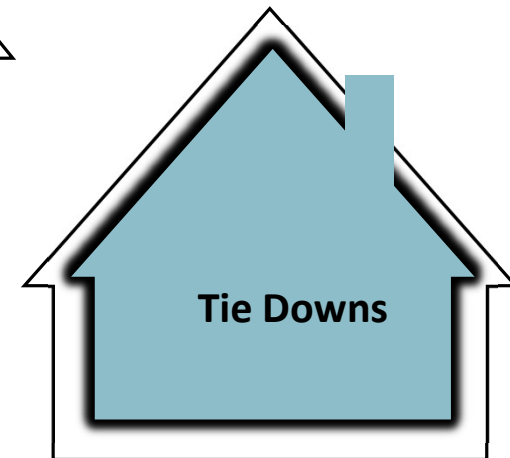
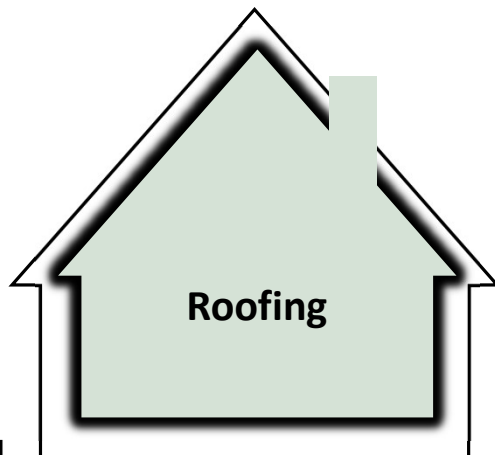
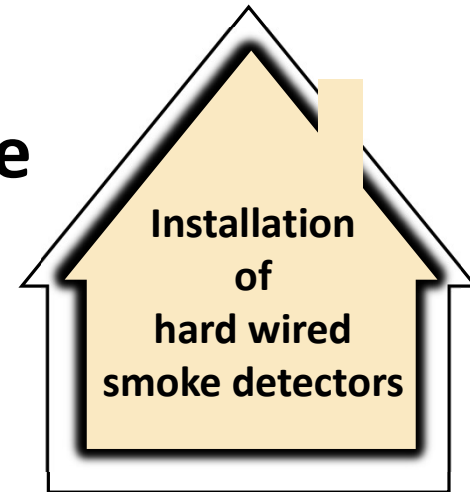
Grant
agreement and
copies of receipts
required

One-year
lease and
HAP contract
must be executed

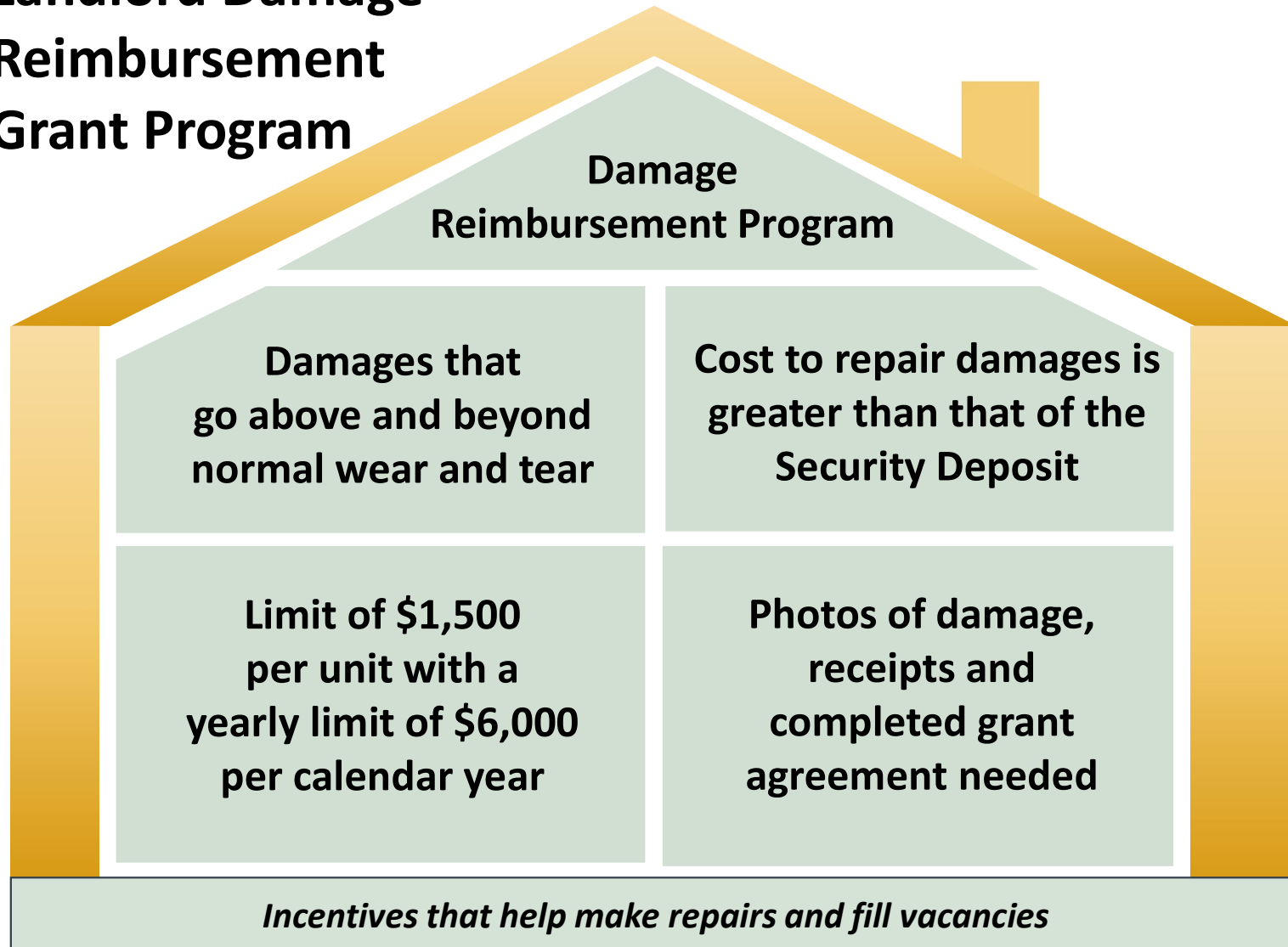
Landlord Repair Grant Program

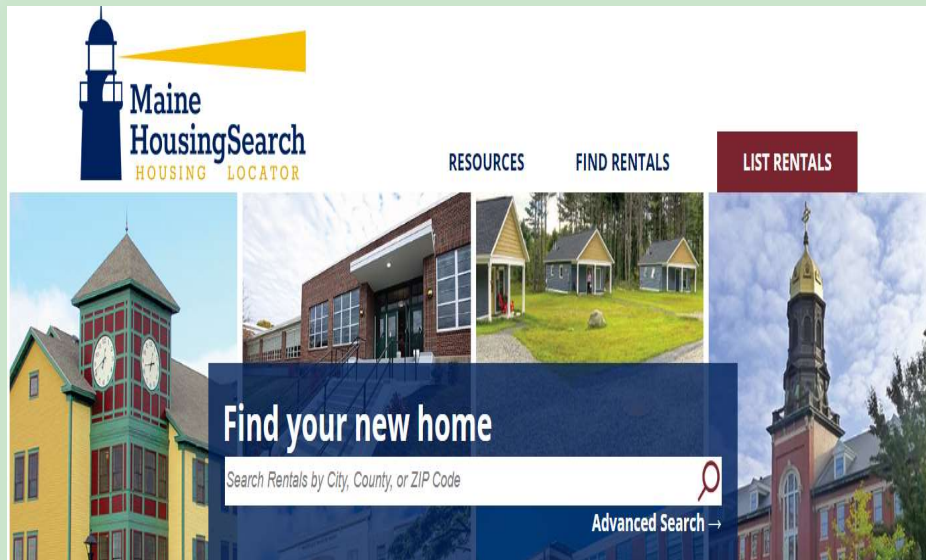
Incentives that help provide renters a safe and secure place to call home

Common Items Submitted Include



Landlord Damage Reimbursement Grant Program





MaineHousingSearch.org

***Maine's
Free
Rental
Listing
Service***

- ✓ **Linking people who need housing with the housing they need**
- ✓ **Capacity to include detailed information and photos**
- ✓ **24 hour access to update your listings**
- ✓ **Toll free call center support**

**Register online at MaineHousingSearch.org
or by calling 1-877-428-8844**



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origin, gender identity or expression, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Lauren Bustard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.

