

HUD Housing Choice Voucher Program: Landlord Testimonial (Adam)

Speaker 1: Housing Choice Voucher Program. Landlord Testimonial.

Adam, a landlord in New York and Indiana.

Adam: Hi, I'm Adam, single family homeowner based in New York, working with the Housing Choice Voucher Program.

Speaker 1: Have you encouraged other landlords to participate in the HCV Program?

Adam: I definitely encourage all landlords to join the HCV Program. Again, it is a reliable source of income, you are giving back to the community. So the process is very smooth from start to finish, working with the office when you have new tenants or tenants do turnover is seamless. They're always extremely responsive. They're very helpful, will answer any of your questions that you have in detail. So I would highly encourage other landlords to look into the process and to sign up. And I actually tell everyone that I speak with that they should sign up and I've actually referred several landlords into the program.

Speaker 1: How do you find HCV tenants?

Adam: I typically find HCV tenants through the usual channels that landlords use. So Zillow is a big channel, Craigslist, Facebook Marketplace are our other channels. So that the typical channels that you would use to find your normal tenants, all you really need to do is put a little section there that says, typically what we say is, Section 8 vouchers welcome. That alerts the tenant pool that Section 8 tenants are welcome to apply. You'll then get applications that way. Also, working with the HCV office, they will refer tenants to us as well. We've had several tenants be placed directly from the office who have gone on to be long-term tenants with us.

Speaker 1: What is your experience working with the PHA?

Adam: My experience working with the Housing Authority has been fantastic. They're extremely responsive. They're very patient. They answer all the questions that I have. And trust me, I have a lot of questions. But they're very, very patient. They're diligent and they care about the tenant. They want to make sure that tenants are placed in a property that's safe and that feels like home for them. So the experience has been very, very positive.

Speaker 1: How has your experience been interacting with PHA staff?

Adam: The interactions with the Housing Authority staff have always been very positive. They're very responsive, they'll answer questions, you can set up calls. These days you can set up video calls. But they do want to work with you in any way possible. And I've had several times where if it was maybe a special circumstance, they'll walk you through the process what's allowed, what's not allowed. Again, just being very responsive and just being positive overall.

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Speaker 1: What do you think of your local PHA's website?

Adam: The Housing Authority's website has been helpful primarily with the document downloads. So if there are new guidelines for rental rates, you can find those on the Housing Authority's website. Any of the contracts that you'll need to refer to are there. The contact information within the group and then also the structure within the group. In my local Housing Authority area, there's a gentleman who deals with the landlords, but there are also people who then deal with the tenant. So if you want to know who you're talking to or who he's referring to, you can see the org structure within the organization.

Speaker 1: What was your experience with your PHA's landlord liaison?

Adam: My experience with the landlord liaison has been fantastic. Probably one of the highlights of the program. He's a gentleman who has guided me through the entire process. He's been extraordinary, answering questions as quickly as possible, getting answers, coordinating answers internally, any questions. So even if it falls outside of his responsibilities, he will get an answer and get an answer quickly. He's been fantastic and a huge resource, and one of the reasons I continue to participate with the program and continue to add units and properties into the program.

Speaker 1: Does your PHA offer monetary incentives to new landlords?

Adam: My local Housing Authority has recently started offering bonus payments to new landlords, people who have not ever participated in the program. There is a payment if you do join the program, again, it's very easy to join, it's a quick, simple process, and you are able to then join the program and have your units assessed and inspected to pass, then they'll be able to be rented into the program.

Speaker 1: Thank you for watching. For more information, contact your local PHA or visit www.hud.gov and search for landlords.