

## HUD Housing Choice Voucher Program: Landlord Testimonial (Antwoine)

Speaker 1: Housing Choice Voucher Program. Landlord testimonial.

Antwoine, a landlord in Washington, D.C. and Maryland.

Antwoine McCoy: Yes, my name is Antwoine McCoy. I am a landlord in the Washington D.C. Metropolitan area. I currently participate two... in the Housing Choice Voucher Program for two different Housing Authorities. One is the District Columbia Housing Authority, in of course, Washington D.C. The other is the Housing Authority of Prince George's County in Prince George's County, Maryland.

Speaker 1: How would you describe the HCV program to other landlords?

Antwoine McCoy: There's a subsidy and the Housing Authority in essence acts as a paying agent. The housing authority does not act as the end all, be all of ensuring that you have a good tenant, you still are responsible for doing all of this stuff, as a law that you should do as a landlord in any other situation. But the fact that the Housing Authority is in essence acting as a payment paying agent. And once again, they are removing one of the variables that oftentimes lead to a lot of angst of landlords, which is how, you know, is the rent going to be paid?

So that's pretty much the main thing that I do is I explained to them that it's a traditional process, like any other rental process. If you're showing the unit, making a unit available, you have to make the repairs. You communicate with your tenants. You ensure that your tenants are happy, but I also inform them that at the end of the day, that there's... Basically that tenants just have a different paying agent.

Speaker 1: How would you describe the process to schedule a unit inspection before an HCV tenant moves in?

Antwoine McCoy: So, as I mentioned initially, upon your interest and upon agreement by the potential ACDP... by the potential tenant, who the ACDP client and a landlord, you have to submit a lessor package. And then once that lessor packages reviewed and it may take several days, you'll get a notification from the Housing Authority, informing you that an inspection is scheduled for a certain date.

Once that day comes due, they come and inspect the unit. Now if there're some changes, some waiver that have been approved by HUD that allow for the time... Currently right now, because of the pandemic, that allow for the concept of a self-certification, as well as a virtual inspection, which is still a thorough inspection, but it's just done virtually.

But that's pretty much how it is communicated is that at the point of submitting lessor package, after it's been reviewed, you'll receive a communication from a representative of the Housing Authority, informing you that your inspection is scheduled for a specific date and time.

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Speaker 1: Does your local PHA use remote video inspections? What do you think about the process?

Antwoine McCoy: Yeah, the PHA currently uses remote videos, especially I think a lot of that was necessitated by the pandemic and trying to alleviate issues and concerns with entering the home and things of that nature. So from both the landlord, as well as the tenant, because at the end of the day, you have multiple types of inspections. You have not just the initial inspection. You also might have a re-inspection.

So to try to work together and to ensure that safety protocols are being followed, no undue exposure to COVID-19 or any other issue, the PHAs have transitioned to using remote technology for, to conduct inspections.

Speaker 1: What are remote video inspections like.

Antwoine McCoy: So the inspections occur and they actually go through with you and they ask you to... And I believe that they provide, they may provide equipment as well, like drop it on your doorstep. And then they conduct an inspection through it in their vehicle, if I'm remember correctly. But they ask you to walk and they walk in the home with you and they're asking you to turn on this light, turn on the stove, et cetera, et cetera.

I'm sorry. When I say walking the home with you, you're walking the home and then they're with you remotely. That is pretty much the method in which the remote capability is being used for inspections right now.

Speaker 1: Do any of the PHAs that you work with have programs to help tenants pay security deposits?

Antwoine McCoy: Yes. The PHAs that I work with, specifically the District Columbia Housing Authority, they do provide security deposit assistance for the Housing Choice Voucher clients.

Speaker 1: Thank you for watching for more information, contact your local PHA or visit [www.hud.gov](http://www.hud.gov) and search for landlords.