

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

Speaker 1: Housing Choice Voucher Program, landlord testimonial. David, a landlord in Pennsylvania.

David: Hi, my name is David and I'm the landlord for Quintet Development Company in Clarion, PA and we are participating in the voucher program.

Speaker 1: What would you say your responsibilities are as an HCV landlord?

David: The PHA has general requirements in regards to the facilities and the upkeep. There is a scheduled walkthrough of the property to make sure there are no deficiencies and to make sure that everything is up to code for the incoming tenants.

Speaker 1: How reliable is the income you receive through housing assistance payments?

David: The income in regards to the voucher from the housing authority is there every month. It's not something that we have to question. Their portion of the rent is always on time and there in a timely manner. The payments that we've received have never been short. They've always been what they told us was going to be given to us and has always been good.

Speaker 1: What helped you decide to work with voucher tenants?

David: We chose to work with the voucher tenants because we saw that there was a need in our local community and our local housing authority has been wonderful to work with. They communicate very well in regards to what's needed and what's expected of us. And I think that they have a respect for us and our company now that we've been able to work together.

Speaker 1: What do you like about the HCV program?

David: When we rent to a voucher tenant, I typically have a good feeling about it because I know that the housing authority is involved and that there'll be inspections and that the property will be well taken care of.

Speaker 1: Can you tell us about a positive experience you've had with the HCV program?

David: Children in the voucher program tend to react very greatly because the unit they're getting into is typically nicer than what they have had in the past. So it's a really good experience I feel for the new tenant and the new family.

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

David: The experience that we've had with our local housing authority has been absolutely great. They're very prompt in getting back to us, they're upfront with us and let us know what is expected. And they're very respectful of our decisions on our end from our company.

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Speaker 1: How does the PHA reach out to landlords?

David: The local housing authority reaches out to us landlords through email, through phone calls. They have multiple ways of contacting us, and they're very good at staying in touch and keeping us up to date on incoming tenants and also current tenants.

Speaker 1: How do annual inspections differ from the initial inspection?

David: Annual inspections through the housing authority are typically just a renewal process. If there're any issues that have occurred from the initial inspection, they still give us a list of the deficiencies and we can go in and fix those in a timely fashion also.

Speaker 1: What was the process like for scheduling the unit inspection before your HCV tenant moved in?

David: The process in which they schedule to have the inspections is typically they schedule it with me through email or through a phone call so that we can gain access to the units before the tenant is in there. And once the tenant is in there for the annual renewal, they contact us and also the tenant to let them know the date that they will be coming and to make sure that everybody is on the same page.

Speaker 1: Would you work with the HCV program again?

David: If I was given the opportunity to work with the voucher program again, I would definitely take that opportunity and explore that option for our business.

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.