

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

Speaker 1: Housing Choice Voucher Program. Landlord testimonial.

Hilarie, a landlord in Arkansas.

Hilarie: Hi, I'm Hilarie, a landlord in Hot Springs, Arkansas with 55 properties ... Well, 55 houses that includes one six apartment, and one three plex.

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

Hilarie: The Voucher Program income is perfect. They have already verified a lot of information on the prospective tenant, and the Voucher Program pays right away the first of the month, every month whatever they're guaranteed to pay.

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

Hilarie: I do encourage other landlords to use the Voucher Program. It works really well. We have a wonderful office here in Hot Springs. Everybody is very helpful to us in the office. We get great tenants, and we get great money.

Speaker 1: How do you find HCV tenants?

Hilarie: Voucher tenants call when we advertise a property, or I can list my properties with our local office and they will tell people that are looking for something.

Speaker 1: How often do HCV tenants turnover compared to other tenants?

Hilarie: Our Voucher tenants do not turn over any more often, and they frequently stay much longer than normal off the street tenants.

Speaker 1: Does your housing authority hold outreach events for landlords and tenants?

Hilarie: They do. The local authority holds meet and lease events where we, as landlords, get to go when they're introducing certain aspects of the program to prospective tenants. So, we can ask questions while prospective tenants are asking questions and we all get to have a feel for how each side works and what each side expects.

Speaker 1: What was your experience with the initial inspection process?

Hilarie: The initial inspection is sometimes eye-opening. If it is your very first one, you're going to learn things about houses you didn't know, but after that, it's nothing more than a good landlord would keep up. I mean, you would understand normal things. We all live, but we don't pay attention to all the windows and things that we maybe should. And in a good inspection is a good education for anybody. If you can hire them to come to your house and teach you about your house, it'd be a great process for you.

Speaker 1: What advice would you give to landlords who were interested in the HCV program?

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Hilarie: My advice to prospective landlords for the Voucher Program, call them up today because they will help you get more tenants, they will help you get good tenants, you will get paid for the tenants, and it will help you become a better landlord with your other tenants.

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.