

HUD Housing Choice Voucher Program: Landlord Testimonial (Joseph)

Speaker 1: Housing Choice Voucher Program. Landlord testimonial. Joseph, a landlord in Washington, D.C. and Maryland.

Joseph Asamoah: Hello, my name is Joseph Asamoah. I'm a landlord, a housing provider with the Housing Choice Voucher Program. I've been participating in the program probably 25 years, and I have over 30 properties.

Speaker 1: How does the HCV program work?

Joseph Asamoah: My understanding essentially is it's like a three-legged stool. One leg is the housing provider, either the landlord or the investor. The second leg is the tenant or the voucher holder. And the third leg is the PHA, Public Housing Authority, administers the program locally on behalf of HUD. So, as a housing provider, obviously, it's my responsibility to prepare the house, and it meets all the HQS, housing quality standards. Then, I select a tenant, and then work hand in hand with the tenant and the housing authority for continuation of the program.

Speaker 1: What helped you decide to participate in the HCV program?

Joseph Asamoah: It's really from a landlord's perspective, and the investor's perspective. I think most landlords are looking for the same type of tenant. Most landlords are looking for a tenant that's going to take care of the property, pay the rent, pleasant to deal with, and stay a long time. That's the banner of, I think most, the ideal tenant. What I found is that there are a lot of... Once you get over the stereotypes associated with the program, in terms of the tenants, there's a lot of good families in that program, who are yearning for the same thing that you and I are looking for. They want a decent house in a decent area. They want to rent from a decent quality landlord. The same thing, you and I. The only differences that I found is that a lot of these families, they just don't have much money, and that's really it. Beyond that, they're no different than you and I. So, that's essentially what my goal is, is just to provide these type of properties, which attract these kinds of tenants, so they stay a long time with me.

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

Joseph Asamoah: As I said, in terms of the income stream, the reliability, as I said before, I've been a housing provider for over 25 years. I've been through four market cycles, probably entering the fifth one with the COVID-19. During that time, there has never ever been a month where I didn't get the PHA portion. [inaudible] the, I suppose, the housing authorities portion of the rent. There's never been a month that they didn't pay in 25 years, as long as the tenant is in the house, and as long as I, the landlord, abiding by the rules of the program. For example, I have a property that passes what they call HQS, housing quality standards, so there's no housing code violations and things like that. So as long as your property meets all the HQS standards that HUD set. For the most part, the money's coming in. So, it's very reliable, and your payments don't get abated,

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stopped. It's money that you can count on, as long as you do your part, and as long as you have a really strong partnership with the tenant.

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

Joseph Asamoah: It's a great program in terms of your... Yes, you're making money by providing the housing, but this is what I enjoy just as much, and that is I'm providing quality homes to families, and you're making a difference in these family's lives. And to me, that's what it's all about. It's not just about me. It's about what can I contribute to the families, what can I contribute to the community, what can I leave as a legacy. A case in point, one of my tenants, I spoke to him about a month ago, and essentially for her living in my property in a pretty nice part of Washington, D.C., two of her kids got 4.0 GPA. One of them has got a full ride to go to college, and she just said that there's just no way that would've happened if she had lived where she was before. It was just no way. Just by her living in a quality house, in a quality area, having good schools, quality neighbors, and good friends for children. It's just change the trajectory of her, her children, and her outlook.

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