

HUD Housing Choice Voucher Program: Landlord Testimonial (Matt)

- Speaker 1: Housing Choice Voucher Program landlord testimonial. Matt, a landlord in Pennsylvania.
- Matt Steinman: Hi, my name's Matt Steinman and I'm a landlord that participates in the Housing Voucher Program. My family and I own several multi-family properties.
- Speaker 1: How reliable is the income you receive through Housing Assistance Payments?
- Matt Steinman: The HCV payment is a very reliable income stream, comes in every month. You know you're getting your money. There's no trouble with what people coming off of Section Eight, and then going back on. It's really been easy.
- Speaker 1: What was your experience with the initial inspection process?
- Matt Steinman: Whenever you accept a resident that's on the Section Eight, the housing program, one of the criteria is that your unit has to go through an inspection. It might sound burdensome in a way, but it really isn't. The only thing they're checking for is to make sure that your unit meets minimum habitability standards. And what that means is they make sure your unit's livable. They make sure that all the receptacles work, the windows shut, all the doors lock, hot and cold water works fine, the furnace works fine. They make sure that all the basics that all of us as landlords should already be covering are there in the property for the tenants. We have found it to be a very easy process to go through. And if you're a landlord and you're renting to tenants, these are things that you should be taking care of anyway.
- Your property should already be up to code and everything should work in it. It should be clean. It should be well-maintained. And if it is, you will never have any trouble at all with the inspection process. We haven't. And if something does pop up, if there's a maintenance issue that your tenant didn't tell you about and they catch it in the HUD inspection, they're not going to hammer you right away on it. They'll give you to take care of it.
- Speaker 1: Thank you for watching. For more information, contact your local PHA or visit www.hud.gov and search for landlords.