

Arlington Housing Authority

A Division of Community Development and Planning

2018 Multi-Family Training Workshop

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Housing Choice Voucher Program

- ▶ AHA currently serves approximately 3,370 families each year
 - ▶ 45% of our families are elderly and/or disabled
 - ▶ 50% of our families have children under that age of 18
 - ▶ 93% have income
- ▶ We cannot use all of our vouchers due to rising costs. As a tenant income increases, so does their portion of rent.
- ▶ We re-certify eligibility annually
- ▶ In fiscal year 2018, AHA received a budget of \$25.8MM to provide rental assistance
- ▶ Tenants pay 30% of their monthly income toward rent, AHA pays the difference by direct deposit to the landlord
- ▶ Currently, 810 landlords participate
- ▶ On any given day, approximately 100 families are holding a voucher, looking for a place to live

Family Self-Sufficiency Program

- ▶ Voluntary program for HCV clients
- ▶ 5 year contracts includes action plan managed by their caseworker
- ▶ Coordinate with employer, non-profits and other social service agencies to assist participants in achieving their goals.
- ▶ Participant goal - increase income; improve employability, education and credit score; complete other established goals; become self sufficient and no longer need rental assistance

Boutique Programs

▶ Veterans rental assistance

- ▶ Clients are homeless veterans
- ▶ Receive case management from VA

▶ Family Nurse Partnership

- ▶ Clients are female, age 18-24, pregnant, unmarried and homeless
- ▶ Receive case management for 2 years from RN

▶ Family Unification Program

- ▶ Clients are referred by Department of Family and Protective Services
- ▶ Designed to keep families together

▶ Shelter Plus Care

- ▶ Clients are homeless and disabled
- ▶ Receive case management from AHA

▶ Tenant Based Rental Assistance (TBRA)

- ▶ Transitional program for clients that are homeless and/or low income
- ▶ Receive case management from AHA

▶ Homeless Housing & Services Program (HHSP)

- ▶ Clients are homeless or at risk of becoming homeless
- ▶ Prevents eviction & can provide temporary hotel stay

What are our families looking for?

- ▶ Safe, decent and sanitary housing
- ▶ Better opportunities for their children
- ▶ Close proximity to employment and amenities, family and friends
- ▶ Housing in areas of low poverty concentrations
- ▶ Availability of 1 and 2 bedroom units

Types of units we are looking for



What to expect from an Inspection

- ▶ AHA enforces HUD's Housing Quality Standards (HQS) which are minimum standards to ensure unit is safe, decent and sanitary. HQS is the Federal Standards set by HUD.
- ▶ Common fail items
 - ▶ Smoke detectors
 - ▶ Windows that do not stay open
 - ▶ Keyed locks on interior doors
- ▶ Our HQS team completes inspections for Moves, Annual Recertifications, and Reasonable Accommodations.
- ▶ Approximately 10,000 inspections are completed annually

Benefits to working with Arlington Housing Authority

- ▶ Direct deposit of our rent portion on the first of the month
- ▶ Weekly payments deposits for mid-month lease up
- ▶ Online portal for landlords to view payments, download documents, request rent increases, and to contact AHA electronically.
- ▶ Enforcement of the Family Obligations policy
- ▶ Perform criminal background checks on all new participants, but landlords are still encouraged to complete their own background checks also.
- ▶ Ensure that tenant's don't have outstanding debt to a landlord in a federally assisted program
- ▶ Landlords will need to enforce the terms of their lease
- ▶ Bi-annual and courtesy inspections

Survey Question

How have you personally benefited from being a landlord in the HCV Program?

Less turnover and repair – A. Bowden

Rent arrives like clockwork – G. Marshall

Able to relax when it comes to the rent payment – P. Johnson

Have long term renter – M. Young

It has decreased tenant turnover – K. Berkhof

Get rental payment on time – M. Zhu

Getting to work with some really good people – H. Evans

Q & A