

2020 HOUSING PROVIDER SYMPOSIUM

Demystifying the HCV Program

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Maximizing Opportunities | Navigating New Landscapes





HOUSING CHOICE VOUCHER PROGRAM (HCVP)

- ✓ The Housing Choice Voucher (HCV) Program provides rental assistance so families can afford decent, safe, and sanitary housing in the private market.
- ✓ INLVIAN pays Housing Assistance Payments (HAP) directly to housing providers.
- ✓ Eligible families pay 30-40% of their adjusted income towards housing expenses (rent & utilities).
- ✓ Families pay their portion of rent directly to the housing provider.

TRUE or FALSE?

- HCV Voucher tenants are problem tenants.
- It is almost impossible to evict a HCV tenant when they violate the lease.
- Landlords can't charge HCV participants the same rent as their non-HCV tenants.

Problem Tenants?

FALSE

- No Evidence
- Property Screening / Eligibility Criteria
- Rental History
- Criminal Background Screenings



SCREENING

No, you do not have to accept all HCVP families if you decide to participate in the HCVP.

- ❖ Property Screening / Eligibility Criteria
- ❖ Rental History
- ❖ Criminal Background Screenings





EVICTION

Yes, you can evict a HCVP family if they violate their lease.

- ❖ Late Notices / Lease Violation
- ❖ Possession / Judgement
- ❖ Program Terminations



NAVIGATING NEW LANDSCAPES

WE ARE IN THIS TOGETHER

In response to COVID-19, INLIVIAN has made rapid adjustments to our operations to meet residents needs while working remotely.

INLIVIAN has implemented the following technologies in response to COVID-19:

- ❖ Virtual Briefings (New Admission and Transfer)
- ❖ Encryption Software (Security and Electronic Signatures)
- ❖ Research Kiosks

NAVIGATING NEW LANDSCAPES

INLIVIAN has implemented several Inspection related HUD COVID-19 waivers:

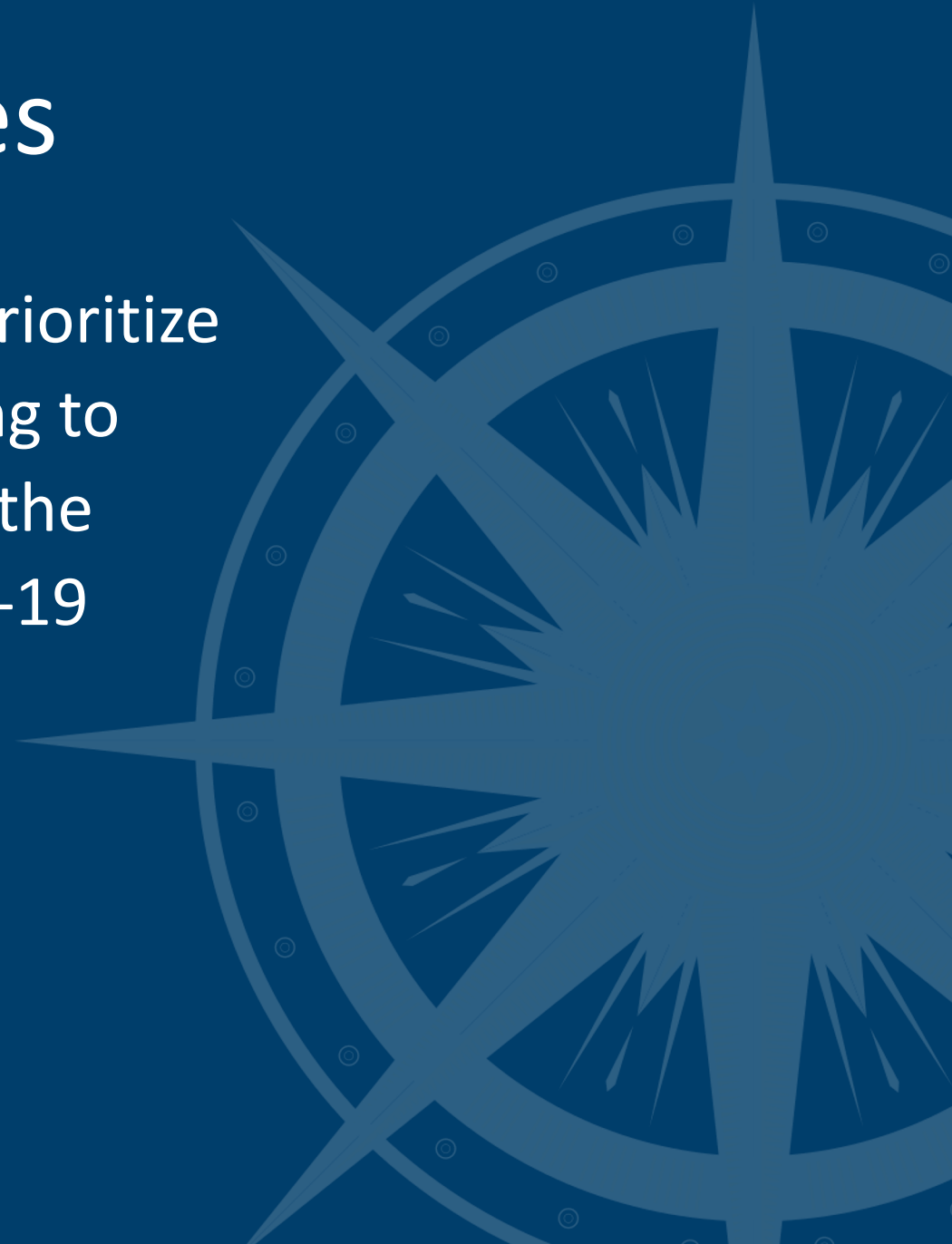
- Delayed Biennial Inspections
- Special Inspections – Self-Certifications of Repairs
- Extended Abatement Periods
- Suspension of QC Inspections
- Researching Virtual Inspections



Navigating New Landscapes

INLIVIAN has also adapted operations to prioritize staff and residents' health, while continuing to meet the housing needs by implementing the following MTW Initiatives and HUD COVID-19 waivers:

- Voucher Extensions
- Triennial Recertifications
- Alternate Income Verification





MOVING FORWARD

Moving To Work (MTW)

- ❖ INLIVIAN is 1 of 39 MTW Agencies.
- ❖ MTW status allows flexibility to design and test innovative, locally designed strategies.
- ❖ MTW also allows certain exemptions from HCVP regulations.

Moving To Work (MTW)

MTW Agencies have developed innovative policies that have been proven successful and replicated nation-wide to all public housing authorities.

INLIVIAN's MTW activities include:

- Biennial Inspections & Self-Certification
- Certificate of Occupancy (CO) for New Construction / Rehabilitation
- Housing Provider Incentive Program
- Work Requirement / Supportive Services



**MOVING
FORWARD**



OPPORTUNITY HOUSING

- ✓ Charlotte ranks 50 out of 50 in upward mobility.
- ✓ INLIVIAN has identified high opportunity neighborhoods:
 - Lower Crime Rates
 - Educational Opportunities
 - Transportation Access
 - Employment



OPPORTUNITY

INLIVIAN's Opportunity Housing Program gives families with young children access to high quality neighborhoods by offering a higher payment standard (140-150% FMR) to qualified families.

HOUSING PROGRAM



OPPORTUNITY HOUSING PROGRAM

CRITERIA:

- Employed 1-2 years
- Earn at least \$18,500
- Participate in supportive services
- Complete service modules
 - Financial Literacy
 - Maintenance
 - Inspections
 - Conflict Resolution

Housing Provider Incentive Program

- **SIGN ON BONUS**

- New Housing Providers will receive one time \$250 for leasing.

- **CONTINUITY BONUS**

- INLIVIAN will pay up to 14 Days in rent if the unit is released to another HCV client within 60 days.

- **RISK MITIGATION**

- INLIVIAN will offer up to \$1,000 in repair BONUS fees.



WHY PARTNER WITH INLIVIAN?

PARTNERSHIP

BENEFITS

- ❖ Housing Assistance Payments (HAP) direct deposit
- ❖ Tenant Rent Income Based
- ❖ Annual Rent Increases



WHY PARTNER WITH INLIVIAN?

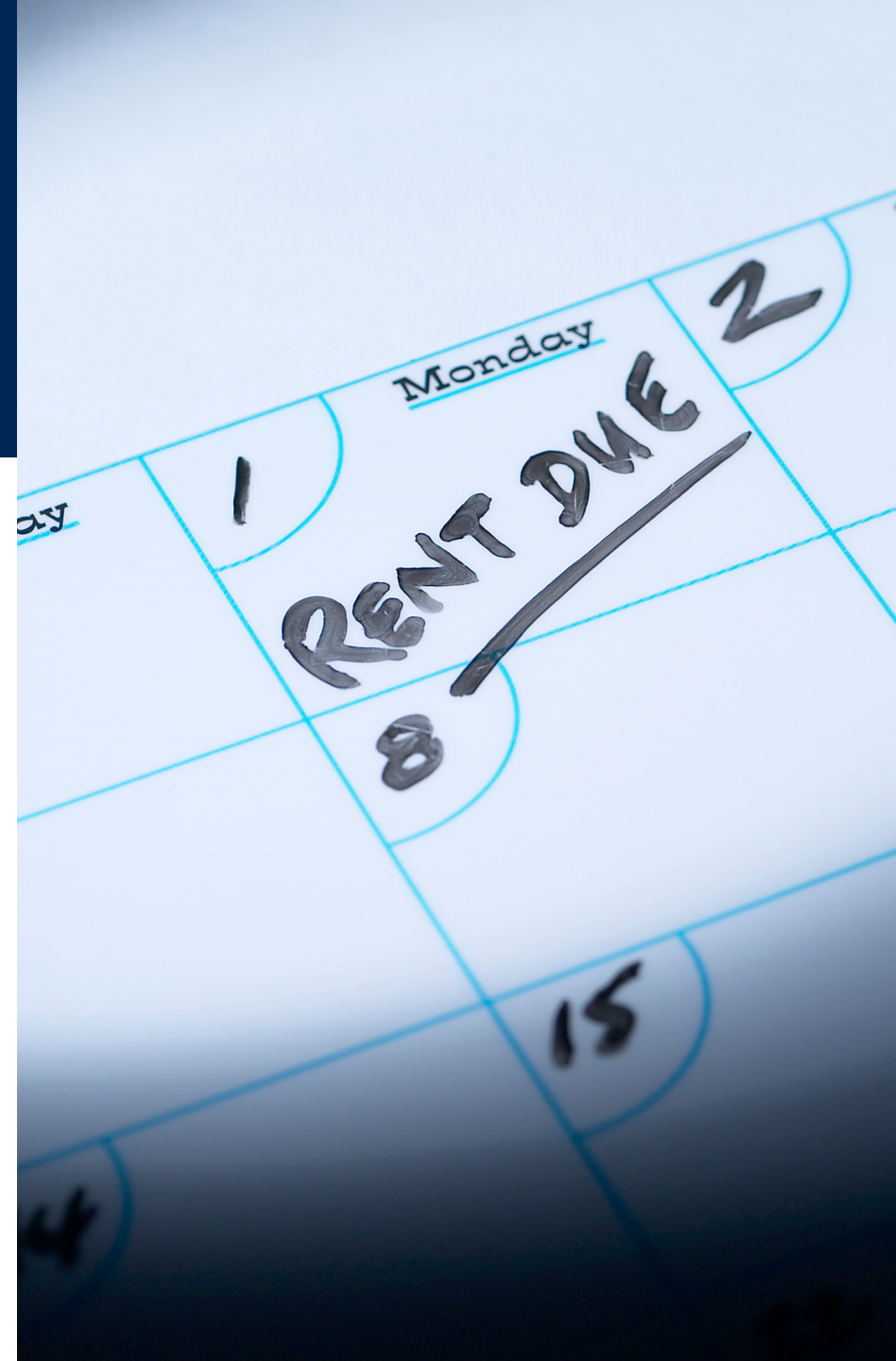
PARTNERSHIP

BENEFITS

- ❖ Providers can access information through the Landlord Portal
 - Payment History
 - Inspection Details
 - Family Information
- ❖ Housing Provider Advisory Committee

PARTNERSHIP BENEFITS

- ✓ FREE Advertising
- ✓ Supply of renters
- ✓ Tenants are incentivized to follow the program rules
- ✓ Personal satisfaction from providing housing for low-income families





Questions & Answers

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Let's Stay
Connected