

Arlington Housing Authority

2019 Multi-Family Training Workshop

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Housing Choice Voucher Program

- ▶ AHA currently serves approximately 3,500 families each year
 - ▶ 46% of our families are elderly and/or disabled
 - ▶ 53% of our families have children under that age of 18
 - ▶ 95% of our family households have income
- ▶ We are unable to use all of our vouchers due to rising costs, such as increases in rent and tax

Housing Choice Voucher Program

- ▶ We re-certify eligibility annually
- ▶ In fiscal year 2019, AHA received a budget of \$28.2 MM to provide rental assistance
- ▶ Tenants pay at least 30% of their monthly income toward rent, AHA pays the difference by direct deposit to the landlord

Ex. Total Contract Rent	\$1,000
Tenant Rent Portion	\$300 (30%)
AHA Rent Portion	\$700 (70%)

- ▶ AHA currently has 1,025 participating landlords

Family Self-Sufficiency Program

- ▶ Voluntary program for HCV clients
- ▶ 5 year contracts include an action plan managed by their caseworker
- ▶ The caseworker coordinates with employers, non-profits and other social service agencies to assist participants in achieving their goals
- ▶ Participant goal is to increase income; improve employability, education and credit score

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, amenities, family and friends

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 Standard 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 and landlords lease term
- ▶ Perform criminal background screenings on all new participants.
- ▶ Landlords are encouraged to complete their own background screenings
- ▶ Ensure that tenants have no outstanding debt to a previous landlord in a federally assisted program
- ▶ Biennial 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

