

# MTW & HCV UPDATES





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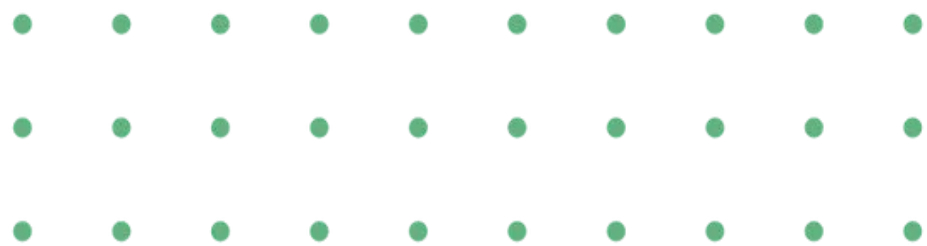
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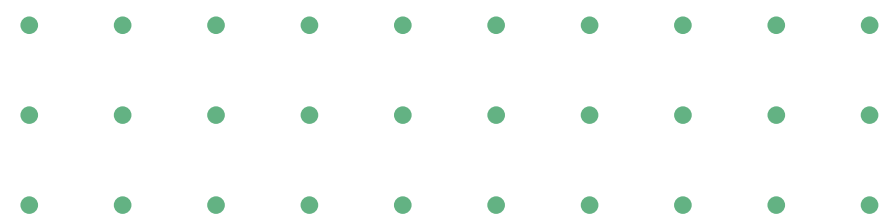


# INTRODUCTIONS





- 01. WHAT IS MOVING TO WORK?
- 02. HOW WILL THIS IMPACT LANDLORDS?
- 03. SERVICES AVAILABLE TO LANDLORDS
- 04. LEGISLATIVE UPDATES FOR LANDLORDS
- 05. Q & A



# TODAY'S AGENDA



# HOUSEKEEPING

- Questions can be entered into Mentimeter throughout the presentation.
- Please keep your microphone muted during the presentation.

## Mentimeter Instructions:



Using a smart device (computer, iPad/tablet, smartphone), visit:

[menti.com](https://www.menti.com) and use code 1376 1135

or scan the QR code to the left



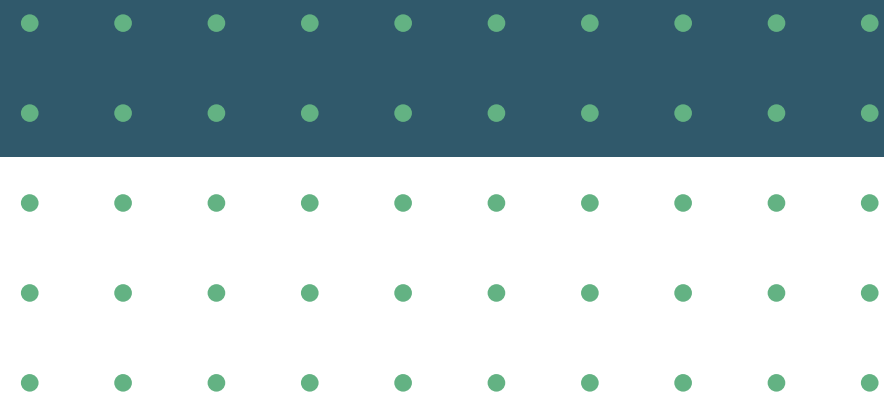


First...

**THANK**

**YOU!**





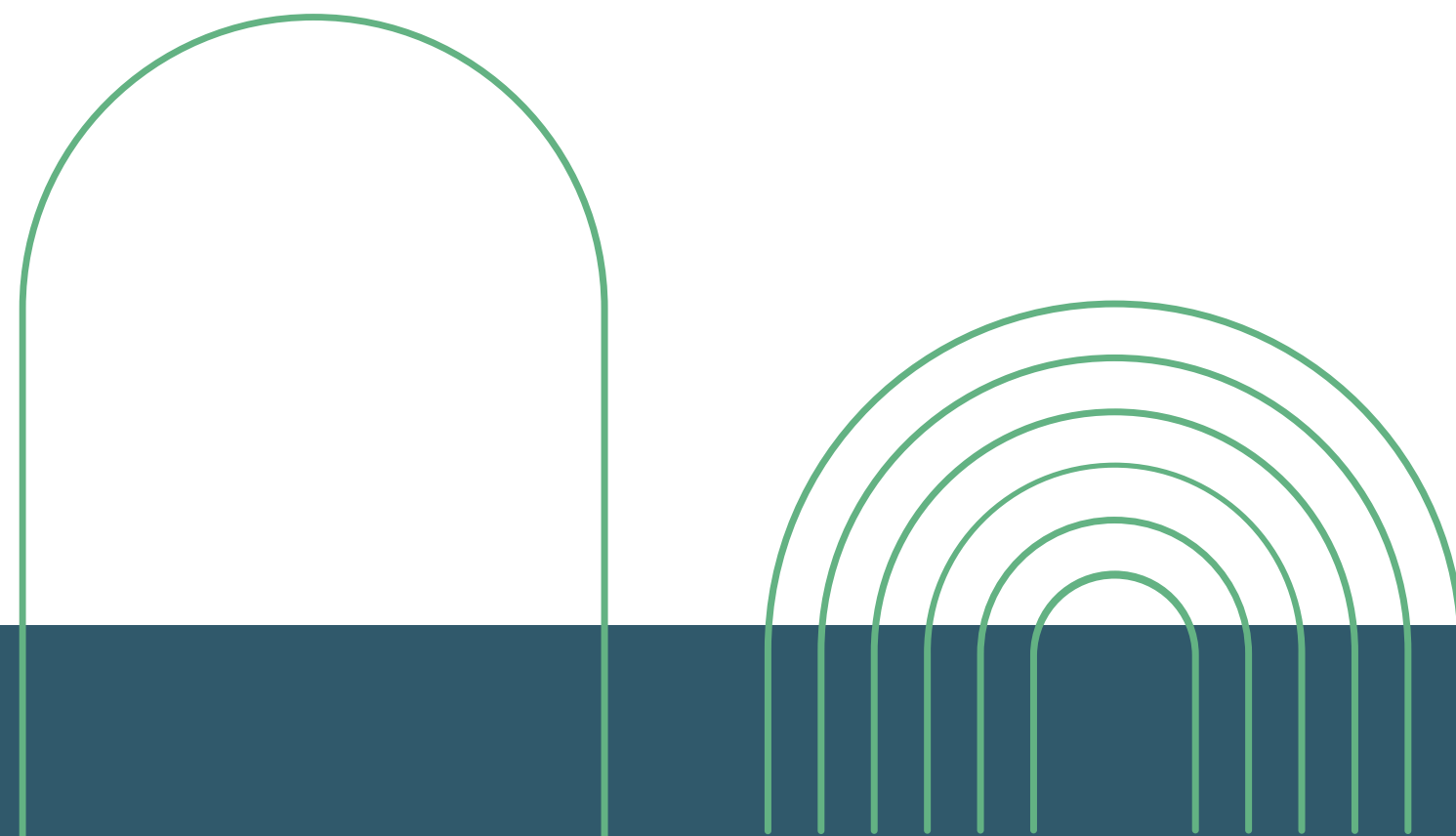
## A QUICK NOTE ON THE IMPORTANCE OF HCVs

Average rent in Jeffco: \$1,844

Salary needed to afford this: \$73,756

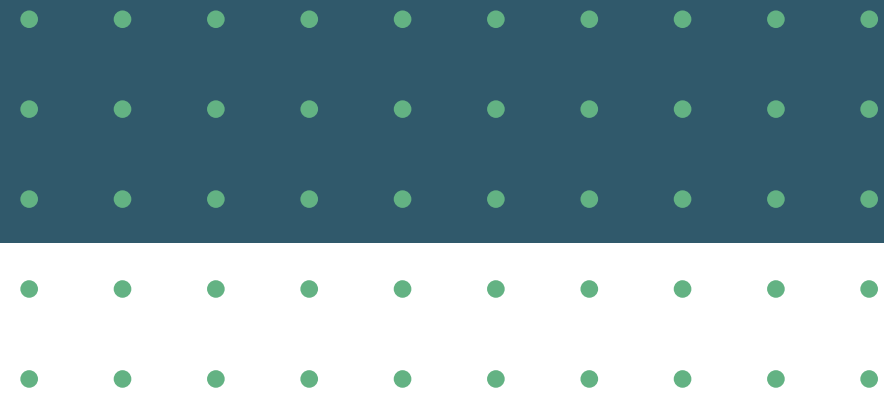
% of HCV households that are senior or have a disability: 75

**Without Landlords like you, many of these families would experience homelessness, live doubled up, couch surf, or be subject to unsafe living conditions.**



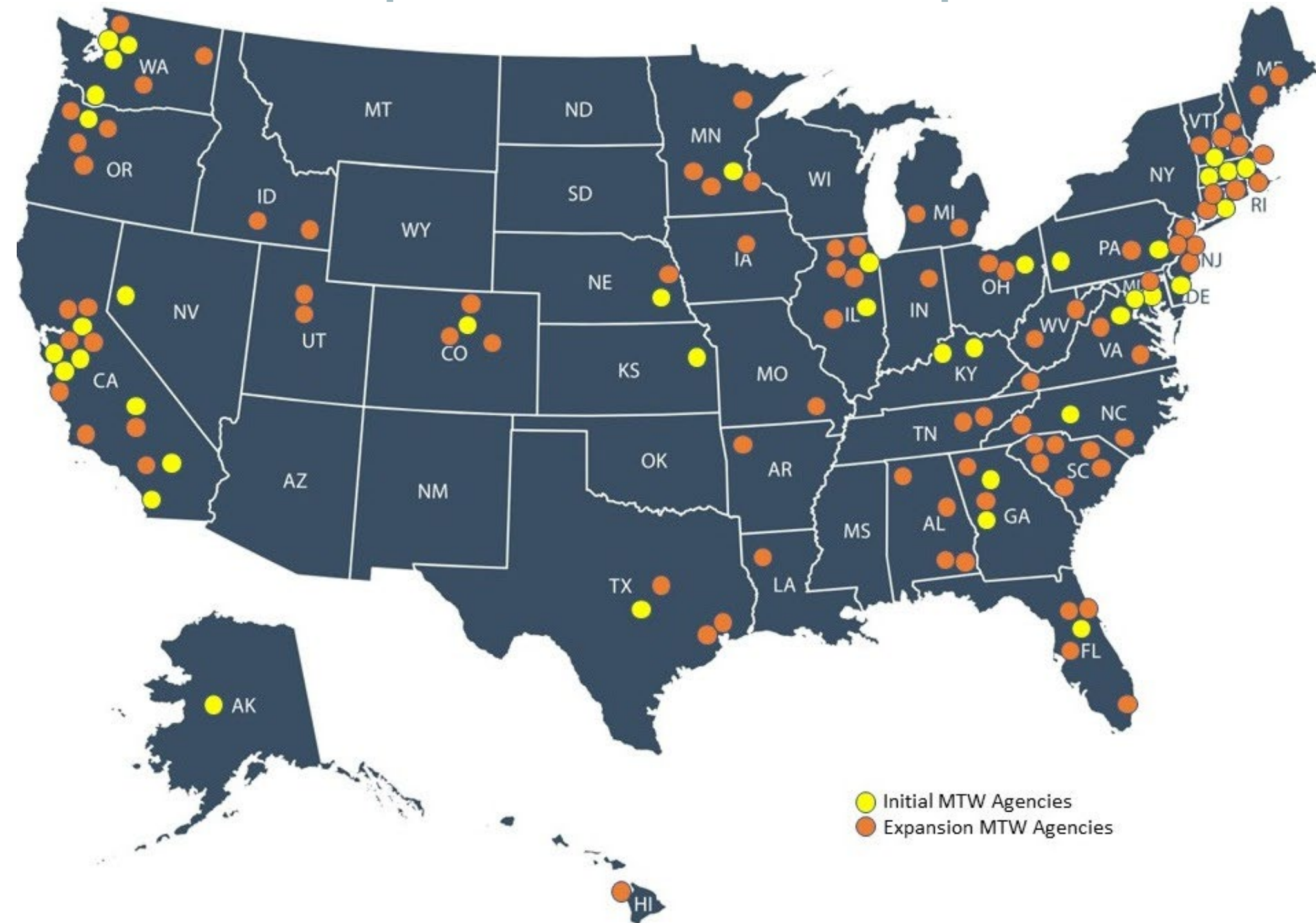
01.

# WHAT IS MOVING TO WORK?



## ACCORDING TO HUD...

MTW "provides public housing authorities (PHAs) the opportunity to redefine how they operate by giving them flexibility to try "outside the box" ideas that address community needs in innovative and creative ways. MTW allows PHAs the flexibility to create customized solutions to their community's specific challenges."





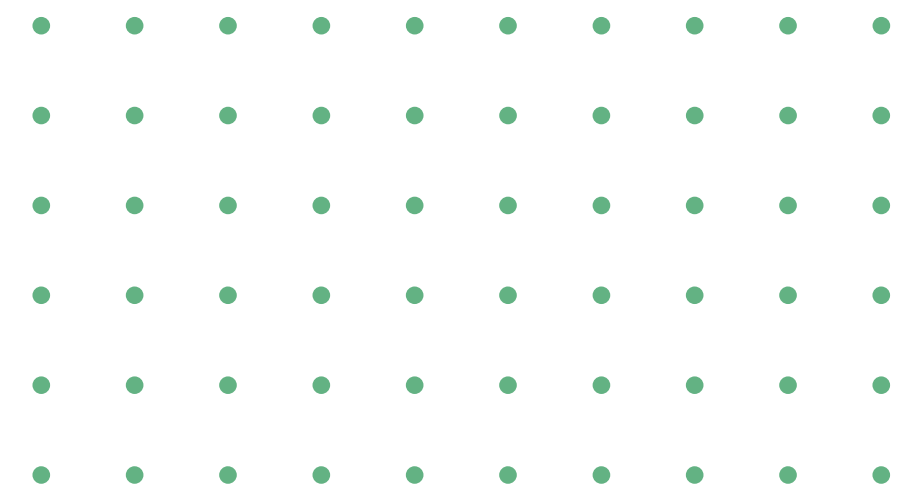


## ACTIVITIES

MTW activities have three purposes: reduce administrative burden and costs, promote self-sufficiency, increase housing options. Nearly all must be approved by HUD prior to implementing.

## FUNGIBILITY

HCV funding is traditionally split between HAP and Admin. With MTW, we can pool all funds together to better utilize dollars, eliminate excessive reserves.

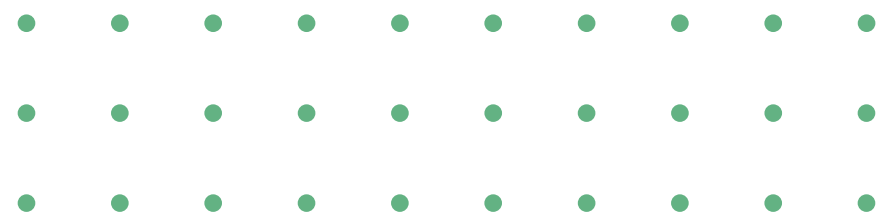


# LANDLORD INCENTIVES COHORT

All new MTW agencies fall under a cohort, FRH's is Landlord Incentives.

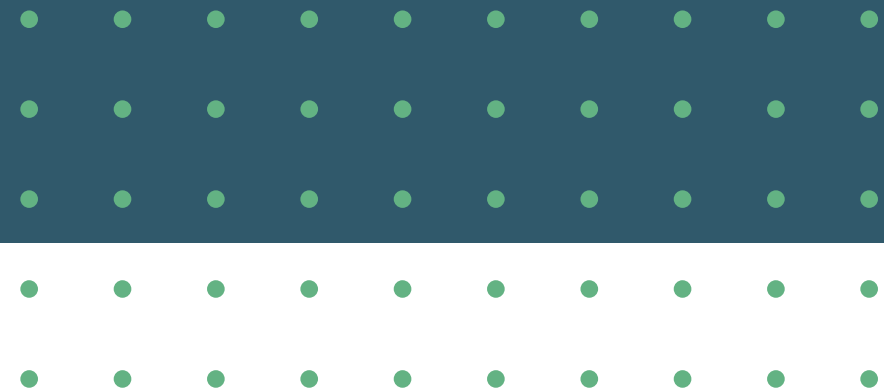
In addition to standard MTW benefits and regulations, FRH must also implement activities centered around increasing Landlord recruitment and retention in the HCV Program.

FRH will report outcomes to HUD so HUD can evaluate what may work at a national level and reporting often influences federal policy.



02.

# HOW WILL THIS IMPACT LANDLORDS?



#	Description	Achieve cost efficiencies	Support self-sufficiency	Increase housing options
2023-1	Payment Standards – Fair Market Rents			X
2023-2	Self-certification of assets	X	X	
2023-3	HCV Leasing Initiative			X
2023-4	Waiver of Mandatory Initial Inspection	X		X
2023-5	Pre-Qualifying Unit Inspections			X
2023-6	Alternative Inspection Schedule	X		X
2023-7	Increase PBV Program Cap			X
2023-8	Increase PBV Project Cap			X
2023-9	Elimination of PBV Selection Process for PHA-owned Projects without Improvement, Development, or Replacement	X		X
2023-10	Alternative PBV Selection Process			X
2023-11	Increase PBV HAP Contract Length			X
2023-12	Increase PBV Rent to Owner			X
2023-13	Service Provision (local, non-traditional)		X	
2023-14	Housing Development Programs (local, non-traditional)			X

# PAYMENT STANDARDS - FAIR MARKET RENTS

New payment standards may be increased up to 120% FMR in neighborhoods with a high cost of living according to US Census Tract data – link provided at the end of the presentation.

FRH is required to follow its rent reasonableness policy; FRH utilizes a third-party entity that uses market and area data to determine rent reasonableness in accordance with HUD guidelines.

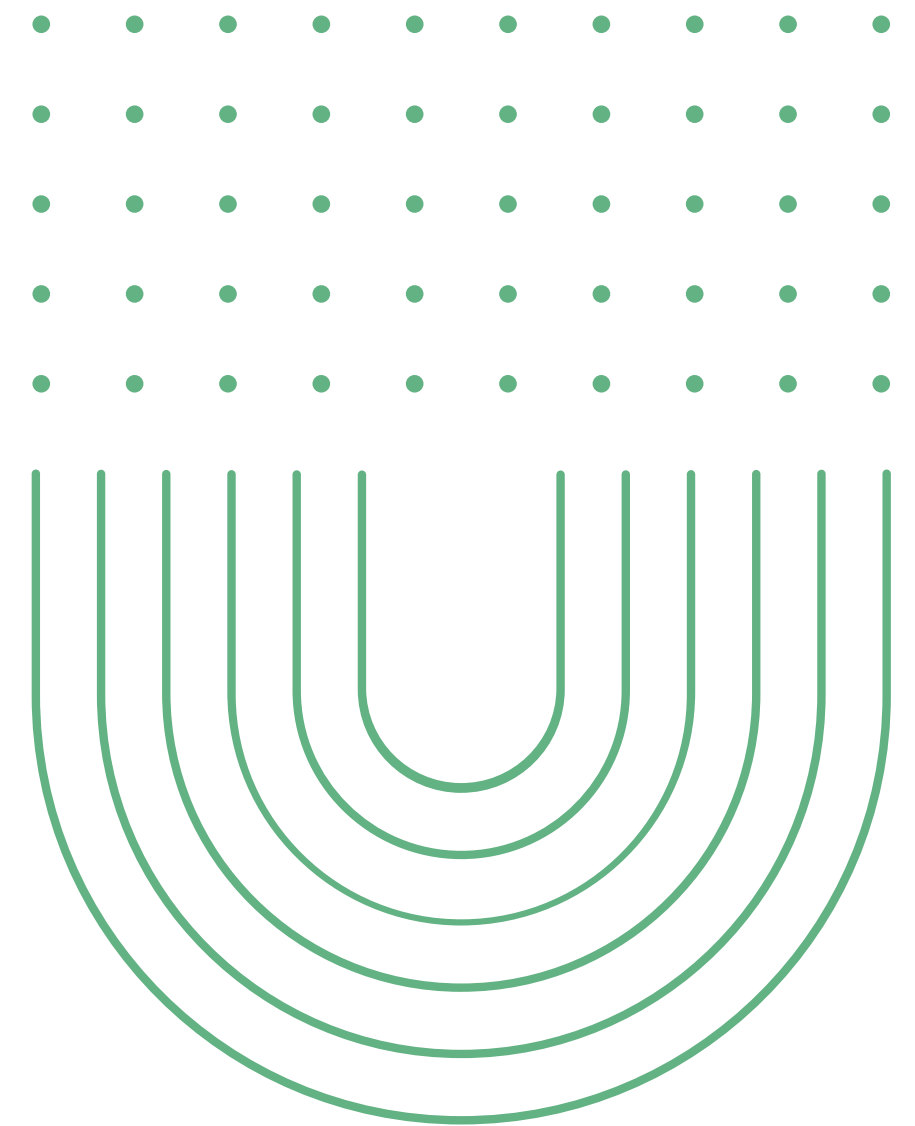
Examples of Payment Standards at 120% FMR:

One-bedroom up to \$1,845

Two-bedroom up to \$2,227

Goals:

- Increase housing access in high-cost areas
- Catch up to the actual market rent in Jeffco
- Allow more Landlords to participate



# LEASING INITIATIVE

Landlords may request reimbursement for tenant damages after move out in excess of the security deposit.

- Must request FRH inspection of damages within 5 days of move out
- Must submit proof of damages with inspection request
- Must submit proof of repair costs (receipts, vendor quotes, etc.) within two months of move out
- Payment will be made when next HAP contract is executed between Landlord and FRH



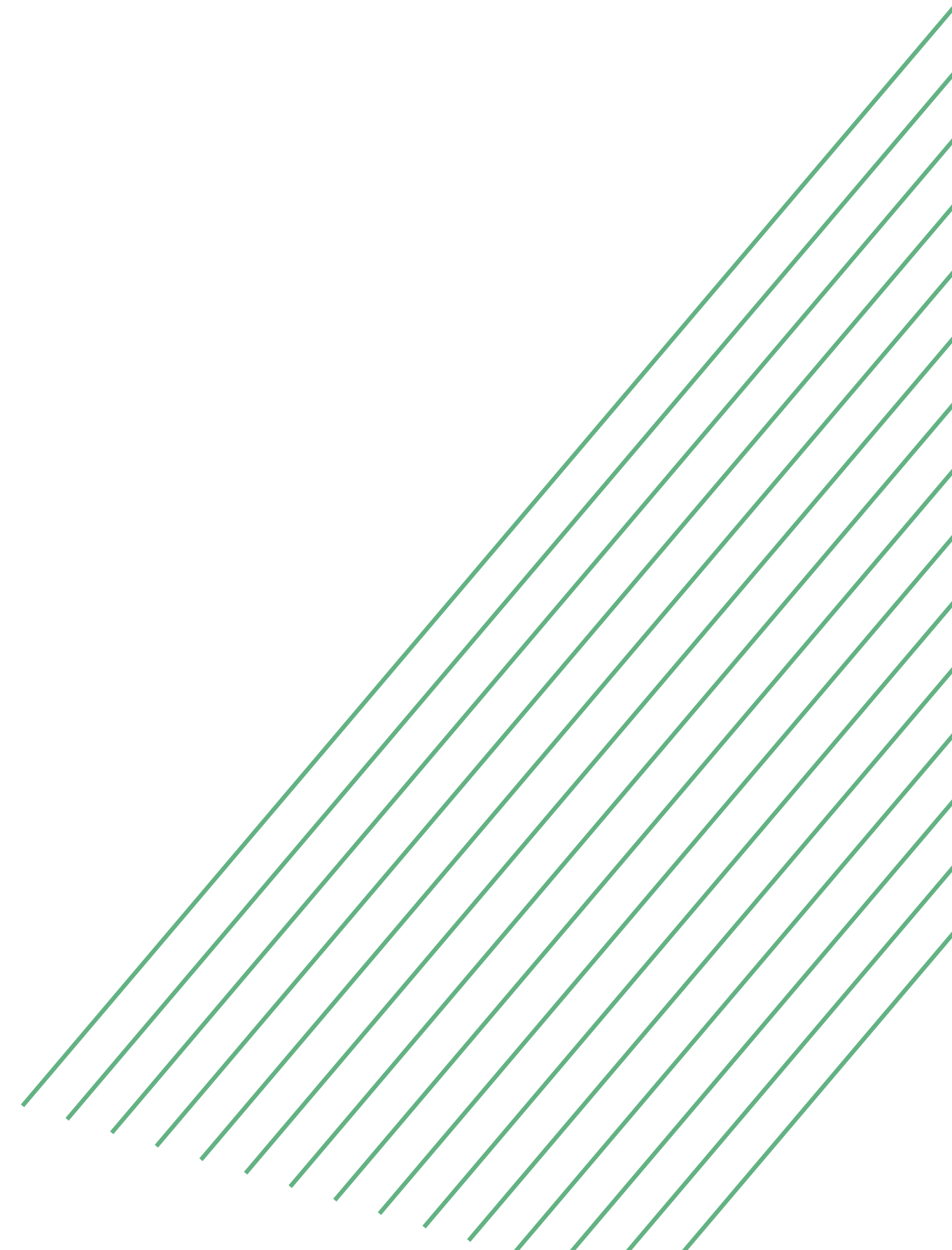
# LEASING INITIATIVE

Additional incentives may include:

- A sign-up bonus for new Landlords
- A continuation bonus for renewing the lease of a voucher holder

Goals:

- Increase Landlord participation
- Increase Landlord retention
- Reduce voucher holder's search times and increase area with participating Landlords



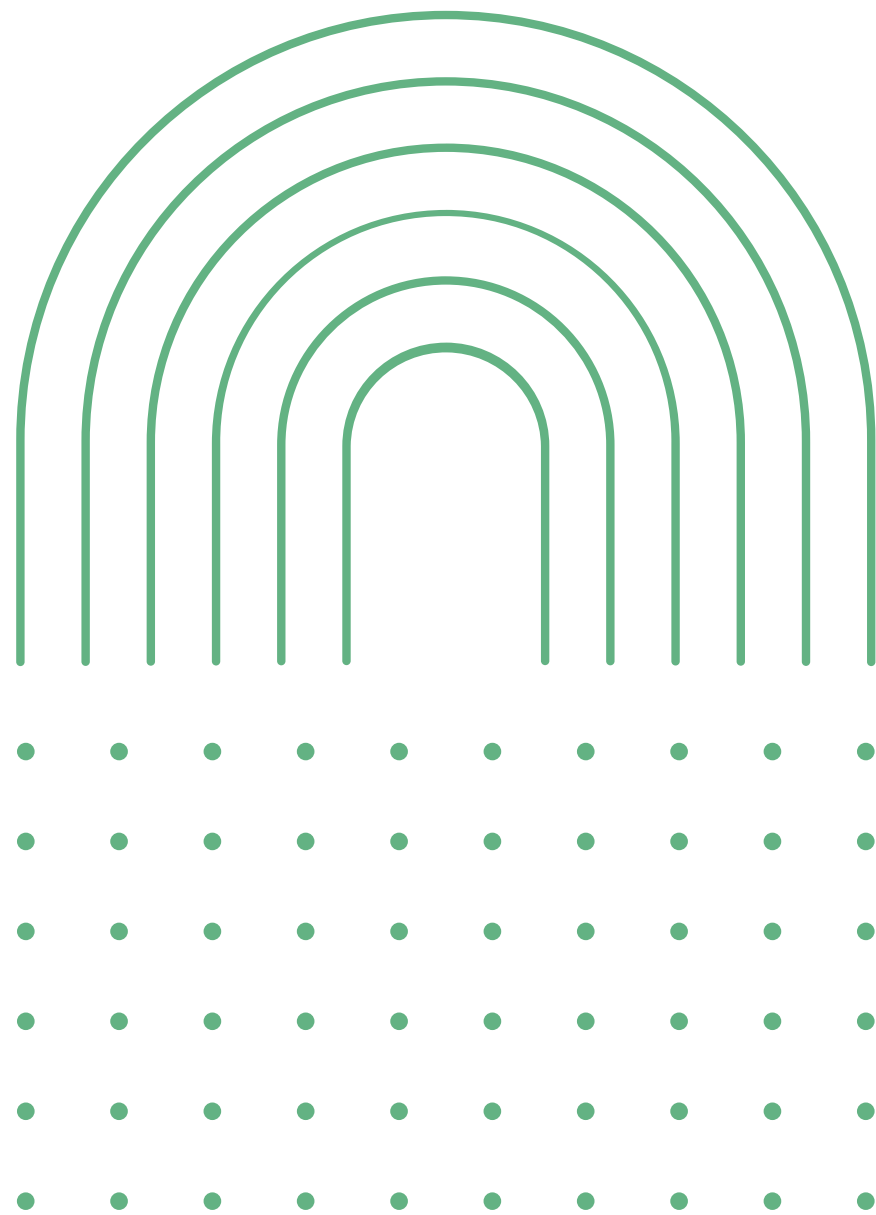
# WAIVER OF MANDATORY INITIAL INSPECTION

For new voucher holders leasing in place - If a unit:  
a. is less than 5 years old  
b. has passed an HQS within last 3 years  
it can waive the initial inspection requirement

Landlord/Voucher holder may still request interim inspection at any time.

## Goals:

- Increase cost-efficiencies
- Reduce search and move-in times
- Incentivize Landlord's with newer, quality units to participate



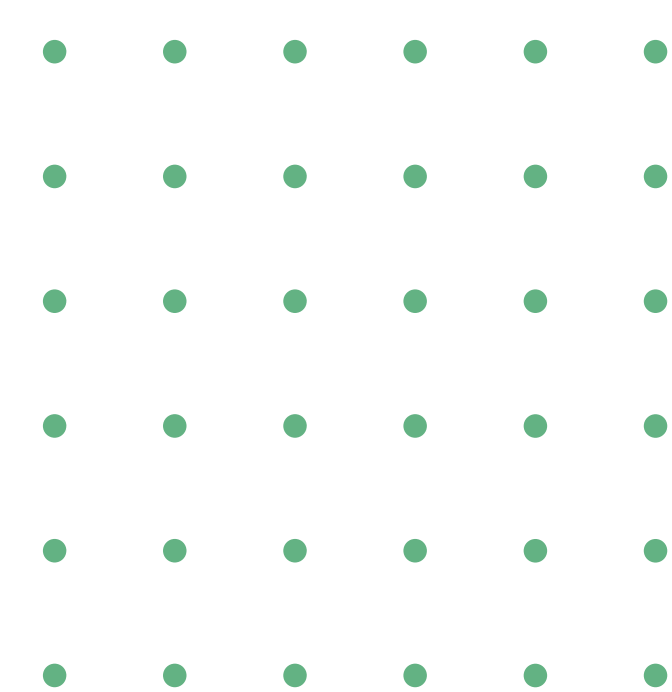




# PRE-QUALIFYING UNIT INSPECTIONS

Vacant units, at Landlord's request, may be inspected up to 90 before an HCV tenant occupies it, including prior to the RFTA being completed.

## Goals:

- Reduce lease-up time, speed up first HAP to Landlord
  - Increase units available to HCV tenants
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# ALTERNATIVE INSPECTION SCHEDULE

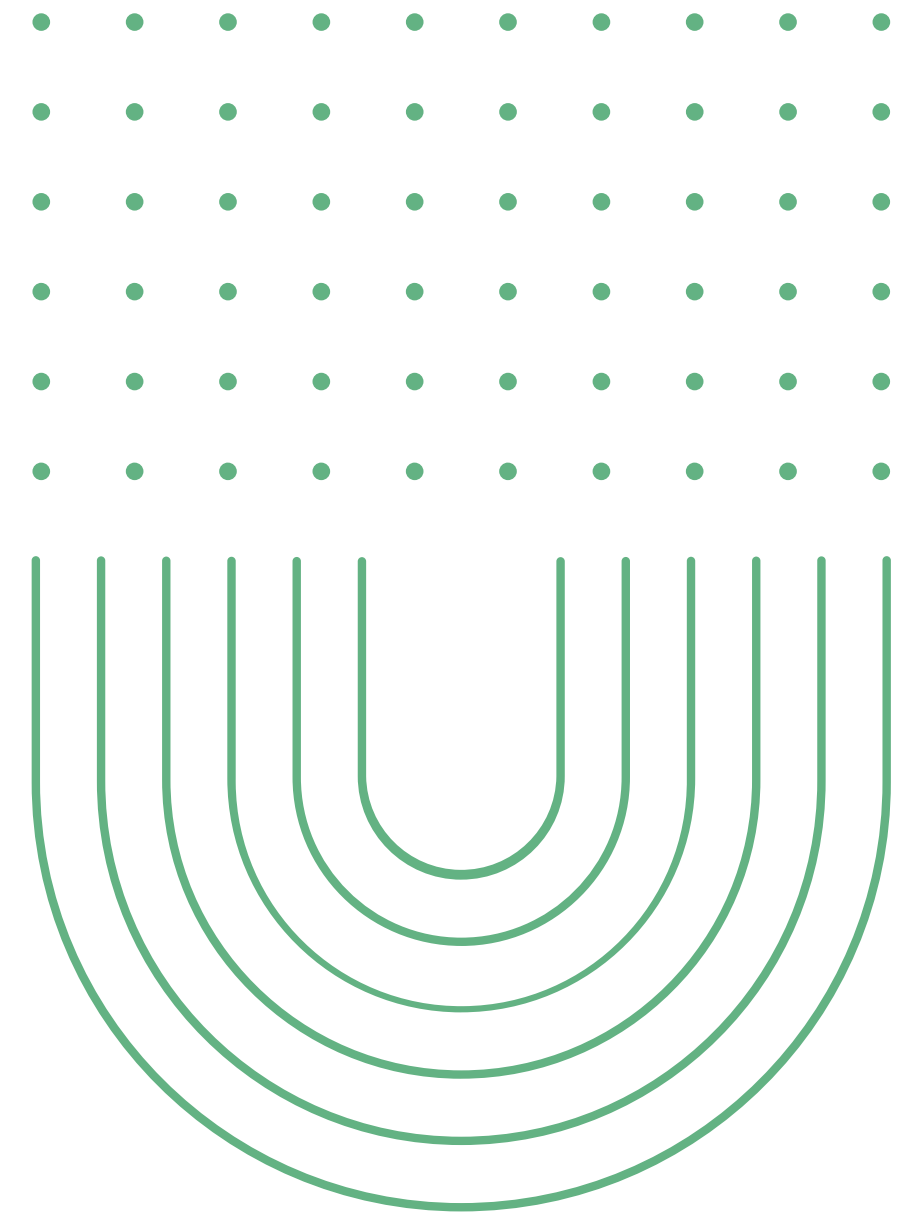
After initial inspection\*, HQS inspections will take place once every 3 years.

Voucher holders or Landlords may still request interim inspections.

Goals:

- Increase cost-efficiencies
- Reduce voucher holders' search times
- Increase units available to households

\*Some units are exempt from initial inspection, per the waiver of initial inspection activity. The unit would then only be inspected after three-years.

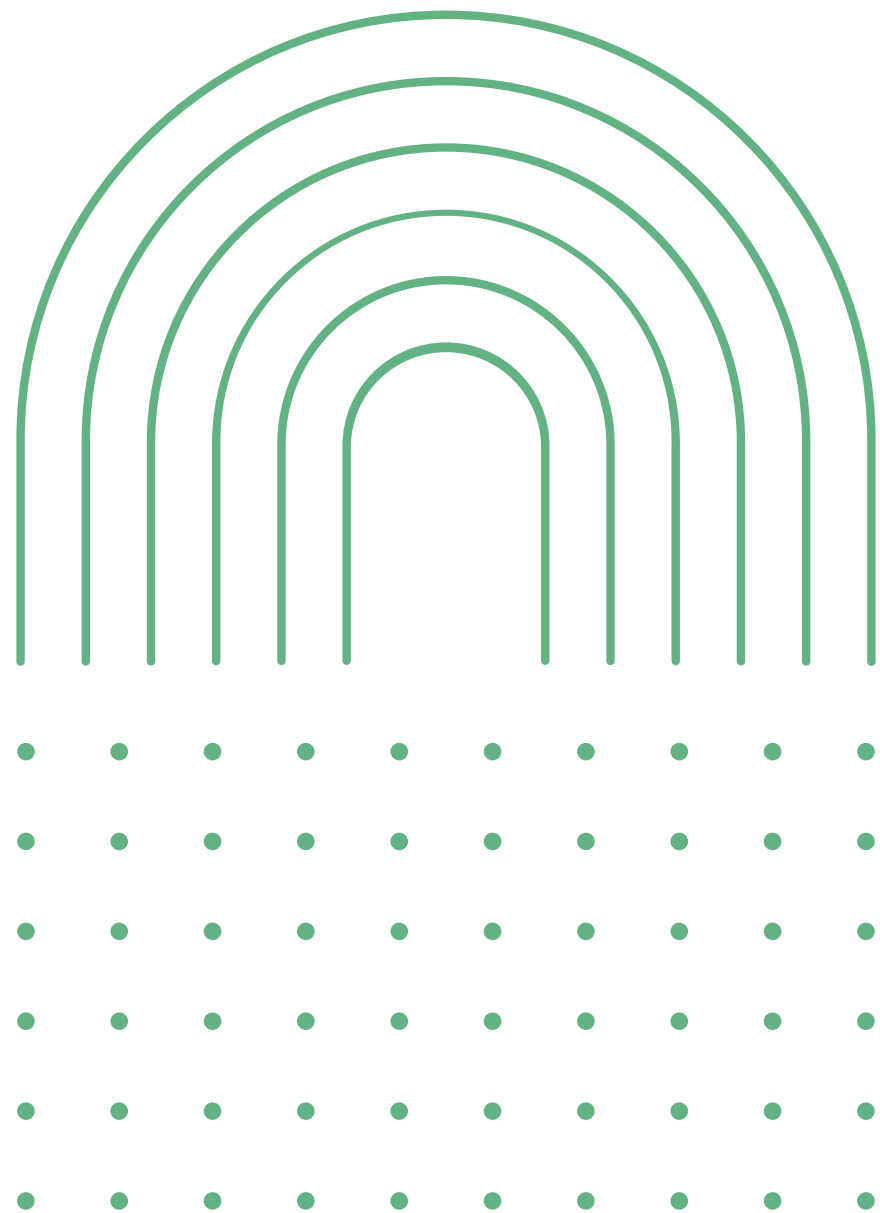


# SERVICE PROVISION

Using fiscal fungibility, new supportive services and programs will be developed for voucher holders. FRH is actively working on new strategic initiatives to be rolled out Q4 2023 or Q1 2024.

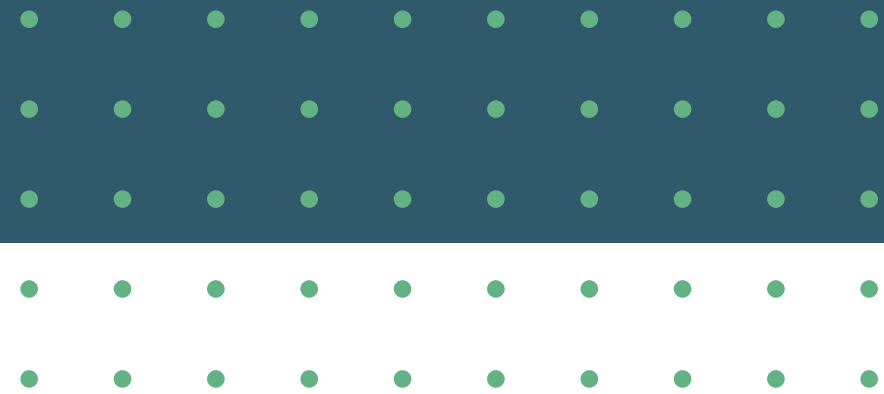
## Goals:

- Increase economic self-sufficiency, especially for families with children



03.

# SERVICES AVAILABLE TO LANDLORDS



# TYPES OF SERVICES

## MEDIATION

If a conflict is appearing to be impossible to resolve, FRH staff can mediate conversations and/or negotiate a solution.

**Please always reach out before beginning eviction proceedings.**

## HOUSING NAVIGATION

Have a vacant unit? FRH helps new voucher holders search for a qualifying home.

**Contact FRH to be placed on a referral list!**

## BENEFITS

Staff can connect tenants to benefits that increase income/reduce expenses.

May increase likelihood tenant pays rent in full and on-time.

# INSPECTIONS

Units must pass an initial inspection\* based on HUD-set Housing Quality Standards (HQS) before a lease may begin.

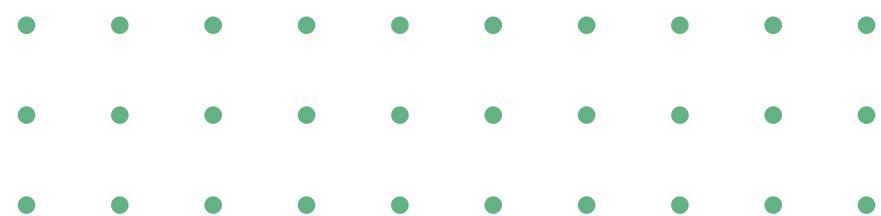
- NEW! Smoke detectors must be hardwired or tamper resistant, installed on each level including basements.

Inspections will then be completed tri-annually.

- Landlords and tenants are notified by mail ahead of inspection.
- Landlords do not need to be present, but may be if they wish.

The owner, tenants, or a third-party may request a special inspection if problems are identified between inspections.

\*Some units are exempt from initial inspection, per Activity 04



For more information, check out our Admin Plan or HUD's HQS Guide.




# **NEW!**

## **EVICTIION PREVENTION PROGRAM**

Jefferson County has launched an Eviction Prevention Program to help households with vouchers get caught up on rent and remain in their homes.

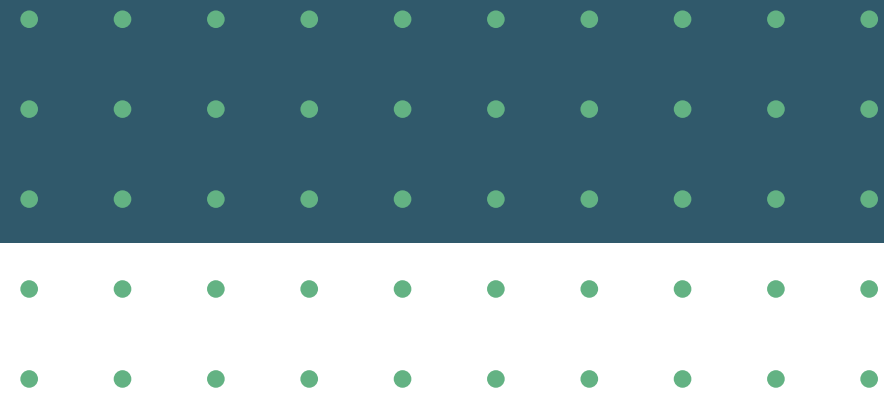
If you have a tenant(s) that are at risk of eviction for nonpayment, please reach out to FRH!

FRH is making direct referrals to Jeffco who will then work with you and your tenant to gather documents, review the ledger, and may issue up to \$9,000 for rental arrears to prevent eviction.



03.

# LEGISLATIVE UPDATES FOR LANDLORDS





# Eviction Mediation

*HB 23-1120 (Eff. 06.07.2023)*

Applies to:

- Landlords with 5+ units
- Tenants receiving SSI, SSDI, or Colorado Works Program cash assistance.

Requirements:

- Participate in mediation prior to eviction action.
- Law enforcement must wait at least 30 days from judgement for possession to execute a writ of restitution.
- Written demands must include statement of tenant's right to mediation.
- Rental agreements may not waive mediation or allow recouperation of costs.
- Does not apply if tenant did not disclose receipt of cash assistance.

# Screening/Application Processes

*SB 23-184 (Eff. 08.06.2023)*

- Landlords may not
  - Require tenants earn more than 200% of rent
  - Charge a security deposit in excess of 2 months' rent
- Landlords must
  - Rent to first prospective tenant that applies and meets screening criteria
  - Keep records of applications and provide time-stamped receipts upon request
- Tenant who is subject to an eviction action may assert as an affirmative defense that the landlord has violated fair housing practices.

# Fee Changes & Lease Provisions

*SB 23-1095 (Eff. 08.06.2023)*

Prohibits unreasonable liquidated damages to the resident stemming from an eviction

Any fee-shifting clause can only award attorney fees to the prevailing party in court stemming from an eviction; cost must be reasonable

May not mark up third-party services more than 2% or \$10/month.

Prohibits the following lease provisions that:

- Waive the right to a jury trial; the ability to pursue, bring, join, litigate, or support certain class or collective claims or actions; the implied covenant of good faith and fair dealing; or the implied covenant of quiet enjoyment;



# Fee Changes & Lease Provisions

*SB 23-1095 (Eff. 08.06.2023)*

Prohibits the following lease provisions that (cont.):

- Affixes any penalty for a tenant's failure to provide notice of nonrenewal prior to the end of the rental agreement;
- Characterizes any amount or fee in the rental agreement, with the sole exception of the set monthly payment for occupancy of the premises - "rent"
- Requires a tenant to pay a fee in excess of the amount the landlord paid for a third-party service or recouping any costs incurred in processing any such services or billing; or
- Allowing a provider operating under any local, state, or federal subsidy program to pursue an action for possession based solely on the nonpayment of utilities.






# Portable Tenant Screening Report

*SB 23-1099 (Eff. 08.06.2023)*

## Requires

- Acceptance of a portable tenant screening report dated within 30 days
  - If provided, landlord may not charge application fee
  - Advise prospective tenants that the landlord accepts portable screening reports before collecting an application fee
  - If application fee paid and applicant denied, landlord must provide a copy of the consumer report along with notice of tenant's right to dispute report
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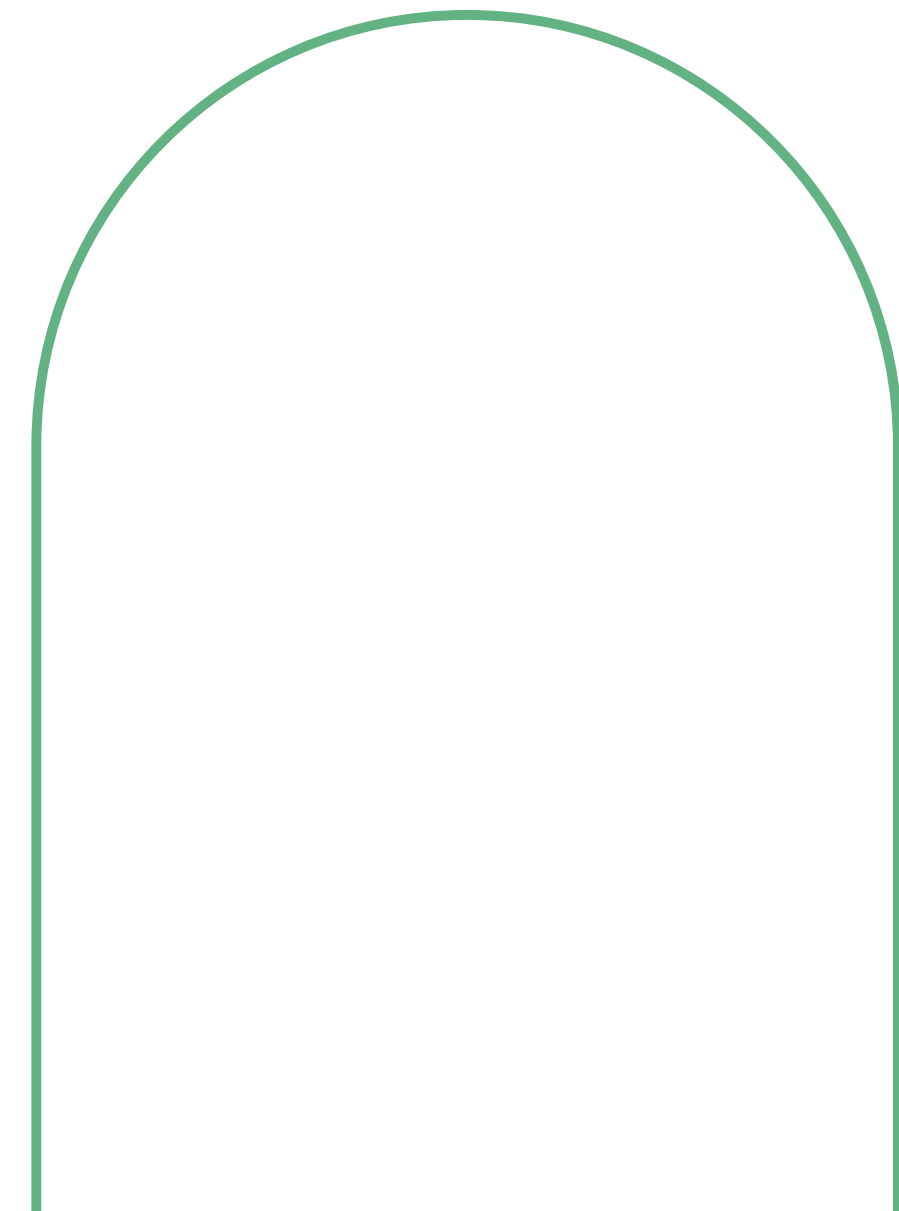
## **Pet Charges**

***HB 23-1068 (Eff. 01.01.2024)***

Limits pet deposit to a refundable \$300.

May no longer charge non-refundable pet fees.

Pet rent is capped at \$35 per month or 1% of tenant's monthly rent, whichever is greater.





## A FEW FINAL PROGRAM REMINDERS...

- Provide your Housing Specialist with a copy of the following:
  - All correspondence sent to the tenant
  - Any type of demands or evictions, including if the tenant is behind on rent
  - 60 days notice of rent increase
  - A copy of the signed lease
- Immediately notify your Housing specialist if:
  - Tenant is deceased or has left unit without notice
  - Tenant plans to move to a new unit within the same complex

Hud Qualified Census Tract Generator:

<https://www.huduser.gov/portal/qct/screen2.html>





# THANK YOU!

## MTW/Incentive Questions

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\*Catie cannot provide legal advice nor representation

