

Rockford Housing Authority

2023 Guide to Landlord Incentives





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Moving To Work (MTW) Introduction

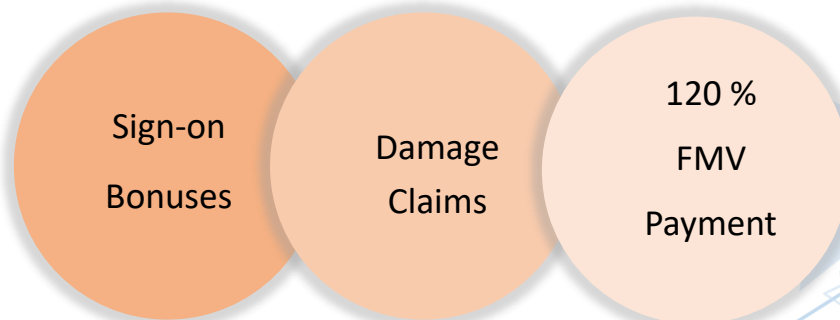
Moving To Work (MTW) is a demonstration program for housing authorities that provides select public housing agencies a unique opportunity to become industry leaders. MTW statutory objectives are as follows:

- 1) Reduce cost and achieve costs effectiveness in federal expenditures;
- 2) Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- 3) Increase housing choices for low-income families.

The goal is to increase the choice to live in areas with more employment opportunities for families in the HCV program, encouraging self-sufficiency, better educational opportunities, reduction in crime and more desirable housing.

The RHA MTW landlord incentive program will address these goals by the following methods:

- 1) Landlord payment incentives
- 2) Allowance of damage claims by landlords
- 3) Increase in the payment standards for the HCV program.



New & Current Landlord Incentives

A payment of One Thousand Dollars (\$1,000.00 or one month's rent whichever is lesser) to a new landlord who has never participated in the HCV program.

A new landlord is defined as an individual or entity that has never participated in the HCV program.

A payment of Two Hundred and Fifty Dollars (\$250.00) for any new unit the new landlord agrees to make available to a participant in the HCV program.

This new unit incentive payment shall be limited to a maximum of five (5) new units.

A new landlord that purchases a property that currently has a participant in the RHA HCV program, will qualify for the incentive payment set forth above upon renewal of the lease with the RHA HCV participant at the time of annual renewal of the Housing Assistance Payment (HAP) contract.

Current landlord participants in the RHA HCV program are eligible for an incentive payment of Five Hundred Dollars (\$500.00) for each new unit added to the RHA HCV program. New unit shall be defined as any unit that is not receiving assistance under a HAP contract currently in effect with the RHA and landlord.

This new unit incentive payment shall be limited to a maximum of five (5) units.

This incentive applies to all HCV and Project Based Vouchers.

Damage Claims

Damage claim payments will only be made for damages caused to the unit by the tenant or their guests beyond ordinary wear and tear and not for unpaid rent.

Damage claims must first be deducted from the HCV tenant's security deposit if applicable and only after the security deposit is exhausted may the landlord make a claim to the RHA. The landlord will need to comply with the Illinois Security Deposit Return Act. 765 ILCS 710/1 et.al.

The maximum damage claims the RHA will pay is one (1) month's rent upon verification of completed repairs:

Example:

1. Damage claim = \$1250 One month's rent = \$1325 Claim would be paid in full at \$1250
2. Damage claim = \$1250 One month's rent = \$1025 Claim would be paid at \$1025.

The landlord must provide a written request for damage claims, accompanied by documentation showing the damages claimed were beyond ordinary wear and tear, documentation of the accounting for the security deposit to the tenant, and proof of actual repairs and associated costs, not just estimates. (A copy of the claim form is attached hereto).

The landlord must comply with requests for documentation from the RHA in order to be eligible for damage claim payments. The RHA will not reimburse landlords for their own labor, only for the cost of materials or contracted services.

The request for damage claim payments shall be made in writing to the RHA using the RHA Landlord Incentive claim form including the appropriate documentation. The request for a damage claim payment shall be made within 30 days of the tenant moving out. If the landlord has not at that time have completed repairs, they can request a 30-day extension to provide the documentation. The RHA shall provide the damage claim request to the HCV participant who resided in the unit.

Upon receipt of a damage claim payment request, the RHA HCV program manager shall schedule the unit for an inspection to verify the repairs are completed.

The unit inspection by the RHA pursuant to the damage claim payment request shall further qualify as an initial HCV inspection under the relevant HUD regulations and RHA Administrative plan in the event the landlord agrees to rent the unit to another HCV participant. The damage claim inspection qualification as an initial inspection under the relevant HUD regulations and RHA Administrative Plan shall be for a period of sixty (60) days from the date of the damage claim inspection.

Payment Standards

To incentivize landlords to participate and continue participation in the RHA HCV program the RHA will be increasing its Payment Standard. The Payment Standard is the maximum monthly amount of assistance a family can receive in the Housing Choice Voucher program and is based on the region's fair market rent and funding from HUD. By increasing RHA's current payment standards from 110% of Fair Market Rent to 120% this gives the agency some latitude to adjust for local market conditions. In order to move forward in our mission to deconcentrate our HCV participants from low opportunity, high poverty areas into lower poverty, higher opportunity areas the RHA will raise the payment standard to 120% of the Fair Market Rents (FMR). Housing choices are dwindling due to growing local market rents, and this limits where RHA households can live. The current RHA payment standard is 110% of the FMR. A payment standard of 120% of FMR will increase the payment standard by an average of \$105 for all bedroom sizes.

MTW Payment Standards 2023

Bedroom Size	Payment Standard
0 Bedroom	\$750
1 Bedroom	\$852
2 Bedroom	\$1,122
3 Bedroom	\$1,514
4 Bedroom	\$1,571
5 Bedroom	\$1,806
6 Bedroom	\$2,042

Certified Renters Course

This 6 week course is available to our Housing Choice Voucher (HCV) tenants, aiming to equip them with the necessary skills and knowledge required for successful renting.

A New Approach to Old Problems

"Ready to Rent" is a cutting-edge educational program collaboratively developed with input from landlords, housing providers, and curriculum specialists. This program is meticulously crafted to empower renters in overcoming housing obstacles, all while offering landlords the benefit of having well-informed, "certified" tenants.

Here are several compelling advantages for landlords:

- Secure "certified" tenants who possess a comprehensive understanding of their responsibilities and are dedicated to becoming successful renters.
- Play a pivotal role in offering community members a fresh start in the realm of housing.
- Take the opportunity to become a guest speaker in a Ready to Rent class hosted by the Rockford Housing Authority.



Landlord Liaison

At Rockford Housing Authority, our mission is to create safe, affordable housing opportunities. As a landlord liaison, I connect residents with landlords, bridging the gap between seekers and providers. We tailor housing to individual needs, working with property owners to ensure quality. We offer comprehensive support, guiding residents through the process. We're dedicated to fostering a sense of community where everyone has a safe, comfortable home.

As a landlord liaison we:

- ⇒ Collects and analyzes customer feedback on landlords/owners and compiles customer satisfaction reports.
- ⇒ Addresses landlord/owner questions, inquiries, issues, or complaints through various communication channels (in person, phone, email, fax, or written correspondence).
- ⇒ Cultivates professional relationships with customers and vendors.
- ⇒ Conducts marketing surveys, collects data, and performs data entry tasks.
- ⇒ Supports efforts to attract potential landlords and owners to participate in HCV programs.
- ⇒ Tracks and assesses applicant referral and success rates in the HCV program.

For more information please contact:

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