

# 2020 Northwest Fair Housing Virtual Conference: Housing Search and Landlord Outreach

October 1st, 2020

## About Me

**Daniel Klemme:** Landlord Liaison Spokane Housing Authority (SHA), Chair of the Spokane Landlord Liaison Network, Board of Directors for LLA

Day on the  
Hill with the  
LLA Jan 30<sup>th</sup>  
2020



Princess  
Bark Bark

## Spokane Housing Authority (SHA)

- Section 8 Vouchers (Housing Choice Voucher)
- Property Management
- Currently Provide housing assistance to over 5,500 families

### What is the Housing Choice Voucher (Section 8) Program?

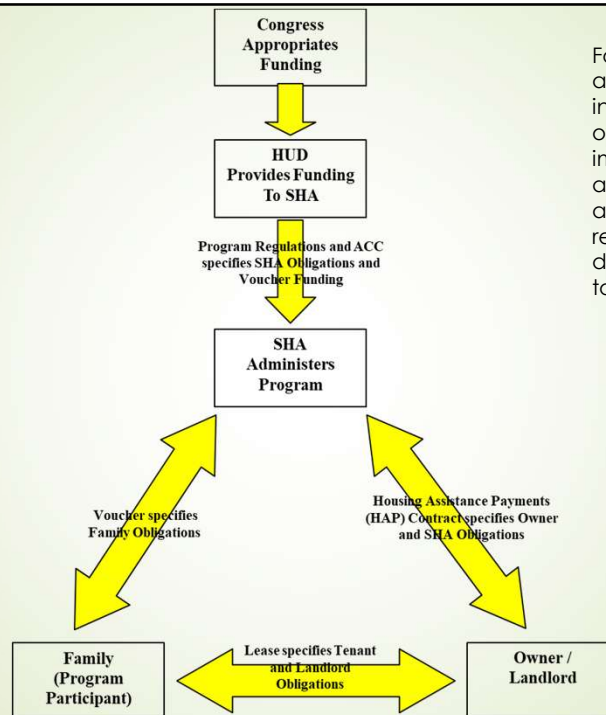
The Section 8 Tenant-Based Assistance Program administered by the Spokane Housing Authority, (SHA) is funded by the United States Department of Housing and Urban Development (HUD).

The purpose of the program is to make decent, safe and sanitary housing affordable to very-low, and extremely low-income households in the private rental market.

### Did you know SHA also does a lot more than vouchers?

- SHA currently owns and manages over 800 units. We are landlords!
- SHA also has property development and consulting services.
- Our units and the services we provide are for-profit.

## HCV Relationships



For the HCV program to work and be successful, all parties involved – HUD, the SHA, the owner and the family – have important roles to play. The roles and responsibilities of all parties are defined in federal regulations and in legal documents that parties execute to participate in the program.

## How Section 8 works for Landlords

- Client goes through your tenant screening and application process.
- Upon Approval, an RFTA (Request for Tenancy Approval) packet is filled out.
- Upon completion of RFTA packet by landlord and client, an HQS Inspector will set up time for inspection, (if the unit fits within the maximum allowable rent that can be charged the first year of tenancy.)
- Once unit passes inspection, the lease and HAP Contract are signed, the client moves in, and we begin paying rent!

This means that the unit will work with the amount of money the Voucher and tenant's additional income can pay for. (more info in a few slides).

## Inspections made easy

- The purpose of inspections is to ensure that the agency is **ONLY** subsidizing units that meet the Housing Quality Standards set by HUD.
- Housing Quality Standards (HQS) are the HUD minimum quality standards for tenant-based programs.
- HQS standards are required both at initial occupancy and during the term of the lease.
- Newly leased units must pass the HQS inspection before the beginning date of the assisted lease and HAP contract.

## Inspections made easy pt. 2

■ If you have any questions about inspections, now is a great time to ask! Vic Smelcer is our HQS Coordinator and he is here to help answer questions!

■ If you have more questions or would like a short list of Inspection Tips, please feel free to email:

■ [Inspectionteam@spokanehousing.org](mailto:Inspectionteam@spokanehousing.org)



## How much will I be paid for rent?

- The **Voucher Payment Standard** is the general amount of money that a landlord can charge for rent and utilities.
- Many clients have additional income while receiving their Section 8 Subsidy. A portion of that income may also be used to pay for rent and utilities. This is called the clients Flex Payment amount.
  - E.G., Tenant has a 1-Bedroom Voucher and has SSI income of \$783. Up to 10% of that income may be added to the total amount of rent and utilities. In this case, the flex amount would be \$78.00
  - $\$710 + \$78 = \$788$  in total.

### How Section 8 Determines Voucher Amount



### VOUCHER PAYMENT STANDARDS

(Effective 1/01/2020)

0BR	1BR	2BR	3BR	4BR	5BR	6BR
\$560	\$710	\$855	\$1,175	\$1,400	\$1,610	\$1,815

- Guaranteed Rent
- No missed payments due to Covid-19
- Easy to navigate program guidelines
- Rental increases allowed after one year of tenancy
- Working with largest rental subsidy provider in Spokane County
- Helping families find a stable home in our community.
- Our ongoing relationship with the Landlord Association of the Inland Northwest as well as our partnerships like the Spokane Landlord Liaison Network allows for us to use your input to find the best ways to continue our ongoing collaboration with landlords and property managers

Working with  
SHA: Subsidize  
your Business!

Thank you for  
coming! And  
thank you to  
our speakers  
and community  
partners for  
joining us  
today!



## Survey Questions:

Question 1. How many Units do you own or manage in Spokane and Spokane County

Question 2. Of your current rental units, how many of these units are behind on rent since the March Rental Moratorium took effect?

Question 3. If you have units with unpaid rent, what is the **average** amount of unpaid rent (arrear)?

Question 4. Of your total number of units, how many of these units are on some rental subsidy? (Rapid-Rehousing, HEN, SNAP, Catholic Charities, VOA, SSVF, or other short-term assistance)

Question 5. Of your total number of units, what percentage are currently on a Housing Voucher? (Section 8 and HUD-VASH)

Question 6. Of your total amount of units who owe arrears since the moratorium has taken effect, how many are currently on Section 8 or HUD-VASH Voucher?

If you would like to include additional comments, please attach or add them to your submitted surveys. We would love to have further insight on how to best serve the landlords in our community. Thank you for your time!

## Contact Info

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