

Housing - Finance

What are we tracking?



- **P12:** Issue Housing Choice Voucher Rental Assistance



Things that make you go Hmm...



- Home owners through Homebuyer Incentive Program loans – San Antonio
- Grants and programs for affordable housing – City of Tempe
- First-time Homebuyers or existing homeowners receiving assistance – Broomfield Colorado



What are our peers tracking?



- Households assisted with tenant-based rental assistance services – City of Austin
- Affordable units within ¼ mile of high-frequency transit – City of Austin
- Housing units that are affordable – Portland, City of Tempe, City of Austin, San Mateo County



Increase Housing Supply & Improve Affordability

NAHRO's Bold Steps to Create Affordable Homes

New Housing Construction	\$54 Billion
Affordable Housing Tax Credit	
New Permanent Voucher Assistance	\$90.2 Billion
New Housing Monthly Subsidy	\$2.5 Billion
Public Housing Capital Fund	\$70 Billion
Transitional Voucher Assistance	\$26 Billion
Access to Opportunity and Economic Mobility	
Permanent Program Flexibilities	

Housing - Inspection

What are we tracking?



- **P15:** Remediate life threatening violations within 24 hours
- **P16:** Remediate non-life threatening violations within 30 days
- **P221:** Provide trainings to encourage landlords to participate in rental subsidy

Things that make you go Hmmm...



How many paying tenants do you have? When are their tenancies due to expire? Are they on rolling leases, or set for a renewal? A tenancy schedule report, detailing this (and additional) information will help you to build an accurate picture of the tenancies and their terms.

<https://www.re-leased.com/blog/guide-10-metrics-and-kpis-landlords-and-property-managers-should-be-measuring>

What are our peers tracking?



- Permanent supportive housing – City of Austin
- Rental subsidy assistance/Housing Choice Vouchers (HVC) – City of Tempe
- Percent of Voucher subsidies utilized remains – San Mateo County



Permanent Program Flexibilities

HUD has waived and relaxed several Public Housing and Housing Choice Voucher program statutory and regulatory requirements

“Re-imagined inspection protocols, document requirements for tenants, and reporting needs will help agencies in the future, just as they are helping them now during the pandemic.”

Housing - Rehab

What are we tracking?

- P220: Rent all 75 Bernalillo County owned multi-family units



What are our peers tracking?

- Households remaining housed at least 12 months after placement in permanent supportive housing – Montgomery County
- Households receiving homebuyer education or counseling – Portland
- Housing units opened or preserved in high opportunity areas – Portland



Things that make you go Hmm...



- Families receiving U.S. Department of Housing and Urban Development (HUD) housing counseling – City of Tempe
- Family Self-Sufficiency (FSS) program participation and initiatives – City of Tempe



Self Sufficiency Programs

- Family Self-Sufficiency (FSS)
- Jobs-Plus Initiative
- Resident Opportunities and Self-Sufficiency (ROSS)

\$190M Self Sufficiency Fund

\$90M FSS	\$100M Jobs Plus	\$0 ROSS
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National Association of Housing and Redevelopment Officials (NAHRO)

Receive voucher...can find unit

Review information – tenancy approval

Send to inspectors – check rent reasonable - look at cost of unit, check voucher against affordability (example voucher for 2 br unit, but renting 3 br and check to make sure they can afford unit)

Staff will try to get rent down if they cannot afford unit

Vouchers can be reissued one time if tenant needs more time to search, get 60 days before voucher expires

Once move in, Housing staff completes paperwork, check IRS and paperwork to ensure accuracy,

Program assistants determine what they can afford, done in different section – Inspections gets final number

Provide training for new landlords, will educate existing on process

NARHO convention – regional training

Vouchers – Housing choice vouchers HCV, housing quality inspectors HQS inspectors certified

Link to **What Happens Next: Housing Beyond the Pandemic**: https://www.nahro.org/wp-content/uploads/2020/07/NAHRO_Housing_Beyond_the_Pandemic_July-2020_Final.pdf