

Housing Choice Landlord Incentive Program

A. Describe the Activity

Charlotte Housing Authority's (CHA) Housing Choice Voucher program has been impacted by limited affordable housing units coupled with a strong and competitive market. This is making it increasingly difficult for HCV applicants and participants to locate affordable housing units. In response to this CHA is asking to utilize MTW funds to incentivize our landlords through a Landlord Incentive Program.

CHA's Landlord Incentive Program would be utilized to recruit and retain quality landlords, which would open more opportunities for our applicant and participant families. A range of incentives such as, but not limited to, recruitment bonuses, vacancy assistance, continuity bonuses, risk reduction/migration will be utilized to increase our recruitment and retain our current landlords.

B. Describe how the proposed activity will achieve one or more of the three statutory objectives

This initiative aims to increase housing choice for low income families through measures which more successfully incents owner participation in CHA's Housing Choice Voucher program through more intensive and active recruitment and retention efforts.

C. Identify and discuss the anticipated impact

CHA anticipates that this activity will maintain or increase the number of landlords participating in the Housing Choice Program by encouraging greater incentives and assurances to existing or potential owner participants.

D. Provide the anticipated schedule for achieving the stated objective

CHA will implement the initiative in a phased approach beginning as early as 60 days after approval.

E. Standard HUD Metrics

Unit of Measurement	Baseline	Benchmark	Outcome
HC#1 Additional Units of Housing Made Available			
Number of new housing units made available for households at or below 80% AMI	0	10	Will be detailed in FY 2018 Moving Forward/MTW Report
HC#5 Increase in Resident Mobility			
Number of Households able to move to a better unit and/or neighborhood of opportunity as a result.	0	10	Will be detailed in FY 2018 Moving Forward/MTW Report

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F. Baseline Performance Level

Baseline numbers were captured, with benchmark numbers subsequently established in September of 2018.

G. Final projected outcomes

Outcomes will be captured and recorded for the 2018 FY Moving Forward/MTW Report.

H. Data source from which metric data will be compiled

In house Yardi software; newly created RAFTA HCV landlord database.

I. Authorizations

Authorization for this activity is found in Attachment C, Section D.1.d, Section D.5, Section D.1.a, Section B.1, and Use of Funds.

J. Authorization Explanation

Attachment C, Section B (1) – Single Fund Budget with Full Flexibility

Attachment C, Section D (1) (d) – Operational Policies and Procedures

K. Rent Reform

This is not considered a rent reform activity because it does not impact the way a tenant's rent is calculated.