



Moving To Work Update #1

July 1, 2023

LANDLORD INCENTIVES

We are excited to share the news of TGHA's designation by the U.S. Department of Housing and Urban Development (HUD) as a Moving To Work agency. This designation allows us to implement various policies to further three main objectives:

1. Reduce costs.
2. Achieve greater cost effectiveness in federal expenditures.
3. Increase housing choices for eligible low-income families.

We are pleased to announce that effective July 1, 2023, the following Landlord Incentives are available to you:

- A one-time incentive payment to new landlords that have not previously participated in the Housing Choice Voucher program. The incentive is equal to one month's contract rent.
- Vacancy Loss payment to landlords in the Tenant-based voucher program when the landlord rents to another voucher participant following the move out of a previous voucher participant. The vacancy period will begin at the end of the month for the month in which the assisted tenant vacates the property and continue until the HAP contract effective date for a new assisted tenant. The amount of the vacancy payment will be the lesser of the actual vacancy days or one month contract rent for the new HAP contract.
- TGHA will provide payment to landlords for tenant caused damages when the landlord leases to a new voucher tenant following the move out of a previous voucher tenant. The security deposit paid by the tenant shall first be applied to the amount of the cost of damages. The total amount of damages to be paid will be less than the actual cost to repair the damage less the tenant security deposit not otherwise applied to other charges or two months contract rent.

All incentive payments will be paid at the time of the first payment under the new HAP contract.

NO MORE WAITING FOR A PASSED MOVE IN INSPECTION

Effective July 15th, 2023, all new moves in inspections will be completed using a Non-Life-Threatening Protocol. What this means to you is that on the first inspection, if there are no life-threatening defects, a Conditional Pass will be issued, and you will be given 30 days to complete all repairs. You are allowed to sign a lease agreement using the Conditional Pass and submit to TGHA for a HAP contract to be executed. Payments will begin based on the lease start date. Should the unit fail the reinspection, HAP will be abated for a maximum of 60-days.

Over the next few months additional information will be provided regarding other MTW initiatives for landlords and participants, HUD's new national inspection format known as NSPIRE, which is intended to eliminate the subjectivity found in the traditional Housing Quality Standards inspection.

Should you have any questions regarding this update, please reach out to your tenant's Housing Specialist.

