

C. MTW Waivers and Associated activities

The MTW Landlord Incentives will help LCHA reach out to landlords that have rentals in opportunity areas with monetary benefits. Getting more landlords interested in the program, will give the families more choices on where to live. When an HCV family is able to live in opportunity areas, they will have access to better schools and employment. Our hope is that continued employment, or increased income from employment will encourage Family Self-Sufficiency. Increased income will result in lower Housing Assistance Payments. The additional funding from Lake County will also help in hiring additional staff to give individualized effort to the success of the activities.

LCHA chose #4.a. Vacancy Loss activity to incentivize a landlord's continued participation in the HCV program. The vacancy loss would be limited to one month's rent in between HCV tenants.

This activity is likely to be effective in LCHA's market as successful landlords in opportunity areas will realize the benefit of receiving rental income during unit turnover. By continuing their participation in the HCV rental subsidy program and renting to another HCV family they will minimize their down time and expense to relet.

The second activity chosen is #4.c. Other Landlord Incentives where one month's rent will be given to new landlords who execute a HAP Contract with an HCV family in an opportunity area.

This activity will surely attract new landlords in opportunity areas to the HCV program. It will be marketed to new landlords in conjunction with additional services from the Housing Counseling program and the Family Self-Sufficiency program. If LCHA can help landlords understand the programs better, they might be more likely to take a chance and rent to a HCV family.

The landlords will have a direct contact with a staff member who will be able to walk them through the leasing process, forms and contracts. The landlord should also feel free to reach out to their contact for guidance through any issues that arise.