

PHA



Owner's Link

Welcome to the Philadelphia Housing Authority's quarterly newsletter for landlords. Find out what's happening with the Housing Choice Voucher Program.

QUARTERLY NEWSLETTER | MAY 2015

A Message from the **PHA Executive Vice President of Leased Housing**

Thank you so much to all of the owners who took the time to read the first edition of the Owner's Link and send us such positive feedback! I hope you continue to find this newsletter helpful and informative.

You may notice that the Philadelphia Housing Authority has launched a new look. PHA is also moving forward with a new mission: to open doors to affordable housing, economic opportunities, and safe, sustainable communities to benefit Philadelphia residents with low incomes. We have new strategic goals for 2015 and beyond. With the help of dedicated partners like you, our HCV landlords, we are opening doors to opportunities!

The new logo reflects the agency's new Strategic Directions Plan that the Board of Commissioners approved in December 2014. This five-year plan is the result of a long planning process that involved residents, employees, the Board, social service and advocacy organizations, elected officials, funders, community stakeholders, and property owners like you. Thank you to the owners who responded to the online survey and contributed to the planning process.

One of the strategic priorities is to improve access to quality housing choices and opportunity neighborhoods through the Housing Choice Voucher Program. This strategic priority incorporates ongoing and planned initiatives designed to maximize the utilization of PHA's limited HCV resources, streamline services to owners and participants, and encourage voucher holders to live in areas with employment, educational, and other opportunities. Major objectives include achieving and maintaining high performance on key benchmarks such as utilization, inspections, and recertifications.

In fact, because of our partnership, PHA is making history: for the first time, PHA's HCV utilization rate has exceeded 17,000! We couldn't have achieved this record number of participants without you, our landlords.

Thank you for your partnership and your dedication to providing safe, affordable housing to those in need.

Regards,

Celeste C. Fields
Executive Vice President of Leased Housing
Philadelphia Housing Authority

NEW LOGO / SAME GOAL

PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES



HCV Landlord Briefing Session

Every Wednesday evening from 6:00 p.m. to 7:00 p.m.

HCV Landlord Certification Class

Every Wednesday morning from 9 a.m. to 12:30 p.m.

2850 Germantown Avenue, Philadelphia, PA 19133

Phone: **215.684.5596**

Email: hcvlandlords@pha.phila.gov

Landlord Fair

Every Thursday at 10:30 a.m. and 2:30 p.m.

Preinspections are conducted to expedite the leasing process. The inspection is valid for 60 days. Call to learn more.



Visit our HCV Landlord Page at:
www.facebook.com/PHAHCVlandlords

RESIDENTS seeking HOMES in OPPORTUNITY AREAS

The Housing Opportunity Program (HOP) is an innovative regional partnership between two housing authorities in Southeastern Pennsylvania. Rather than search for HCV housing completely on their own, households who volunteer for HOP are assigned a housing counselor. The counselor works with them to pinpoint their needs and then helps them to locate housing in Opportunity Areas that meet those needs.



Opportunity Areas are high-performing communities that offer exceptional opportunities including socio-economic diversity, low rates of violent crime, job growth, quality schools, and the presence of businesses and other features such as transportation.

Because a steady supply of units in Opportunity Areas is critical to the program's success, HOP represents a wonderful business opportunity for landlords with units in these areas, offering substantial benefits, including:

- Steady cash flow
- Free advertising and marketing
- An additional pool of qualified tenants
- A program liaison

To find out if your units qualify for HOP, call (215) 684-4050 or visit www.pha.phila.gov/hop.

KEEP IN TOUCH

UPDATE YOUR INFO WITH PHA!

Providing PHA with accurate and up-to-date contact information is the best step you can take to ensure that you receive all of your correspondence from us. Take a moment to log on to your Landlord Data Center account or contact the Owner Services Department and ensure that we have your current mailing address, email address, and/or phone number associated with your business or personal residence.

Contact the Owner Services Department at 215-684-5596 or email hcvlandlords@pha.phila.gov.



INSPECTIONS DEPARTMENT GOES HIGH TECH



As we are constantly evolving and innovating as a department, the Inspections Department is leading the change with the replacement of their old handheld devices with new tablets. Beginning in the first quarter of 2015, PHA will start using Ultrabooks to conduct HQS inspections.

The introduction of the new tablets makes processing inspections that much easier. Inspectors will no longer have to wait for new inspections to be submitted to them. Gone are the days of coming back to the office and uploading today's work, as the tablets work in real time. As soon as an inspection is completed, it is sent directly to the home office. Owners will also receive their inspection results more quickly.

PHA AWARDS UNIT-BASED VOUCHER CONTRACTS

In March 2015, the PHA Board of Commissioners approved the following unit-based voucher contracts.

Development Name	Company Name	Award	Resident Population	Philadelphia Neighborhood
Jannie's Place	People's Emergency Center	11	Homeless families	Mantua
Hope Bridge	Methodist Family Services	28	Single females with special needs	West Philadelphia
Inter Community (Scattered)	Inter Community Action Inc.	13	Mental illness	Roxborough
CATCH's SRO Program	CATCH	25	Mental illness	South Philadelphia
Fattah Homes II	People's Emergency Center	6	Homeless families	Mantua

LIST YOUR AVAILABLE PROPERTIES WITH GoSection8

Listing properties with local Housing Authorities has always been the best way to expose your rental property to Section 8 tenants. PHA is partnering with GoSection8.com to streamline the process and make it easier for residents and landlords.

Go8 provides property rental listings directly to Public Housing Authorities which are passed out to thousands of “walk-in” tenants seeking Section 8 rental housing daily. Additionally, GoSection8.com maximizes exposure by allowing properties to be viewed online. Listings are also available through their bilingual call center at 1-866-466-SEC8 (7328). Their comprehensive database lets families locate and compare affordable rental homes currently available in their area and there’s never a charge for accessing the listings.

Go8 affords landlords the largest national platform for reaching Section 8 eligible families. The listing option is free for all landlords and property managers. In addition, Go8 offers Premium services to landlords, such as cost-effective options for enhanced listings exposure and ongoing tenant placement services.

Go8 also offers increased exposure through their proprietary QuikMatch system that notifies tenants seeking housing of new rental listings via computer email, text message, or by

phone whenever a GoSection8.com Insider lists a property on GoSection8.com. Prospective tenants do not need a computer to view listings posted on GoSection8.com! They can simply call the toll free number, input their search criteria into their national database and when a landlord’s property matches their criteria, they will receive a phone call.



You can post your property listings at <http://pha.gosection8.com/>. Don’t forget—adding pictures can help draw attention to your available units.

Did You Know?

THE HCV HOMEOWNERSHIP PROGRAM



Vouchers aren’t just for renting quality, affordable properties. HCV participants can also choose to use their subsidy for homeownership instead. Over the years, PHA has helped many low-income individuals and families purchase their own homes, including persons with disabilities, elderly residents, and veterans. HCV participants who qualify can use their vouchers to make monthly mortgage payments for a period from 15 to 30 years.

There are a few requirements for the program. Residents must be first time home-buyers, complete pre-purchase housing counseling, and meet the minimum income requirements. Families must not have committed a felony in the past 5 years or have committed fraud using federal money. The home must pass 2 inspections.

As a participating landlord, the very home that you are renting could be sold to a prospective tenant enrolled in our homeownership program.

If you know an HCV resident who may be interested in making the leap to homeownership, please have them contact **PHA’s Homeownership Division** at **(215) 684-8914**.

PROPERTY MANAGEMENT *Tips for Spring*

After a long, cold winter, we can finally spring forward to the bright sun and warm winds that the summer brings. The only downside: all that sunshine illuminates the horrible truths of the winter that just passed, with your leaf-filled gutters, cracked sidewalks, and the dead plants in last year's garden.

Here are some property management tips to keep in mind for the spring!



- Check for loose or clogged gutters. Improper drainage can lead to water in the basement or crawl space. Make sure downspouts drain away from the foundation and are clear and free of debris.
- From the ground, check to see if any roof shingles were lost or damaged during winter. If your home has an older roof covering, you may want to start a budget for replacement. The summer sun can really damage roof shingles. Shingles that are cracked, buckled, loose, or missing granules need to be replaced. Flashing around plumbing vents, skylights, and chimneys need to be checked and repaired by a qualified roofer.
- Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected by a certified chimney sweep.
- Inspect concrete slabs for signs of cracks or movement. All exterior slabs, except pool decks, should drain away from the home's foundation. Fill cracks with a concrete crack filler or silicone caulk. When weather permits, power-wash and then seal the concrete.
- Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.
- Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.

Are You Signed Up for the Landlord Data Center?

PHA landlords can view all the information they need to manage their HCV properties through the Landlord Data Center. **You can access:**

- Detailed HAP records by resident
- Status and schedule of inspections and re-inspections
- The schedule of upcoming client recertifications

Information is updated at the end of each workday and is available for viewing 24 hours a day, 7 days a week!

Create your account and access your data by visiting:
<https://partnerportal.pha.phila.gov/PartnerPortal>.
If you have any questions, please call (215) 684-5596
or email us at hcvlandlords@pha.phila.gov.



Log In

LOG IN

Log In

User Name:

Password:

[Create an Account](#)
[Forgot your password?](#)

MESSAGES

The information in this data center is updated nightly.

Hey HCV Landlords,

Did you know PHA issues housing vouchers to Veterans? PHA partners with the Veterans Administration to designate vouchers to former military personnel who served our country.

If you are interested in renting to a Veteran

TERMS OF SERVICE

All information contained at this data center is provided for the exclusive use of participants and invited guests of the Philadelphia Housing Authority (PHA) and is to be used in the aid of conducting its business. PHA reserves the right to deny or cancel accounts, monitor, log, or record any activity on these resources. Misuse of the information contained on the Partner Portal will result in disciplinary or other actions including termination of access and/or prosecution under Federal, State, or Local law.

I agree to the Terms Of Service

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