

# HOUSING CHOICE VOUCHER

# 50<sup>th</sup>

ANNIVERSARY

Springfield Housing Authority  
Presents...

2024 Annual Landlord Workshop  
November 12, 2024

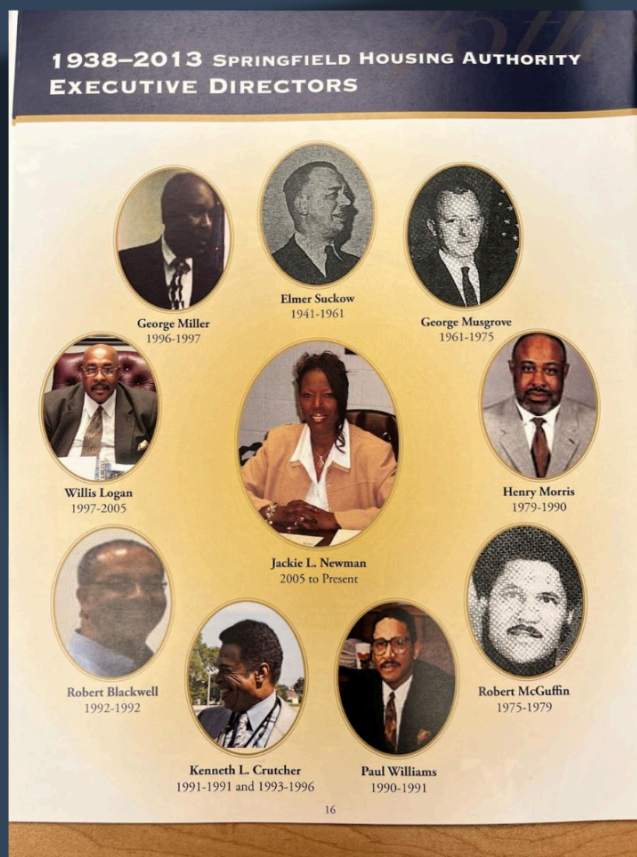


# The History of the Section 8 Program

The Section 8 program, now known as the Housing Choice Voucher (HCV) program, was established as part of the Housing and Community Development Act of 1974. Its purpose was to provide rental assistance to low-income families, allowing them to live in privately owned housing rather than in public housing projects. Administered by the U.S. Department of Housing and Urban Development (HUD), the program sought to decentralize housing assistance by subsidizing rent for eligible tenants in the private market.

Originally, Section 8 consisted of three parts: new construction, substantial rehabilitation, and existing housing, the latter evolving into today's voucher system. The HCV program offers recipients greater flexibility, allowing them to choose housing that suits their needs in various neighborhoods, while HUD pays a portion of their rent directly to landlords.

Over time, the program has expanded and reformed, prioritizing mobility and broader access to diverse communities. Today, the HCV program serves more than two million households, providing critical support for low-income families, seniors, and people with disabilities in securing affordable housing options. Despite its success, demand for vouchers often exceeds supply, leading to long waiting lists and ongoing policy discussions about how best to address affordable housing needs in the U.S.







# Timeline of the Section 8 Housing Choice Voucher Program

**1974**

**Creation of Section 8:** The Section 8 program was established through the Housing and Community Development Act of 1974. Its purpose was to provide rent subsidies for low-income individuals and families, allowing them to access privately-owned housing.

**1980s**

**Expansion and Growth:** The program expanded under the Reagan administration. It focused on housing affordability by growing the voucher system, allowing more families to benefit from rental assistance.

**1990s**

**Shift to Housing Choice Voucher:** The Section 8 program transitioned into what became the Housing Choice Voucher (HCV) program. This gave recipients more flexibility to choose where they lived, encouraging mobility into different neighborhoods.

**2000s**

**Housing Mobility Initiatives:** Policies were introduced to improve access to neighborhoods with better schools, jobs, and services. Emphasis was placed on the role of housing vouchers in promoting desegregation and reducing concentrated poverty.

**2010s**

**Voucher Demand Outpaces Supply:** Despite the program's success, long waiting lists grew as demand exceeded available vouchers. Calls for additional funding and policy reform intensified.

**2020s**

**Modernization Efforts:** The U.S. government has continued efforts to modernize the program, focusing on improving landlord participation and expanding housing access in diverse communities.

*This timeline showcases the key milestones and evolution of the Housing Choice Voucher program from its origins as Section 8 to its current form, reflecting its impact on low-income housing policy across the decades.*



# LL Workshop Agenda

**5:30 PM - 6:00 PM**

**Registration, Networking, and Refreshments**

**Casual meet and greet with fellow Landlords and SHA Staff**

**6:00 PM - 6:10 PM**

**Welcome & Opening Remarks**

**Dr. Director Jackie L Newman, Executive Director**

**Welcome and Staff introductions**

**6:10 PM - 6:20 PM**

**Introduction to the agenda and objectives**

**MC: Melissa Huffstedtler, Deputy Director**

**Introduction to the workshop activities**

**6:20 PM - 7:05 PM**

**HAP Legal Update (45 minutes)**

**Presenter: Sam Bobor, SHA Attorney, Griffin Winning Cohen & Bodewes**

**Comprehensive update on HAP, State Legislative Updates and Q&A.**

**7:05 PM - 7:50 PM**

**Workshop and Discussions**

**HUD updates: NSPIRE, Rent Increase Procedure, Move to Work HUD Approved Initiatives.**

**7:50 PM - 8:00 PM**

**Closing Remarks**

**MC: Melissa Huffstedtler, Deputy Director**





# HCV NSPIRE OVERVIEW

What is NSPIRE? NSPIRE (National Standards for the Physical Inspection of Real Estate) is HUD's new inspection model for the Housing Choice Voucher (HCV) program, designed to enhance the quality of housing for voucher recipients. It emphasizes resident health and safety while improving consistency and accountability in inspections.

## Key Features of NSPIRE

- **Focus on Health and Safety:** Prioritizes immediate threats to resident health and safety, ensuring safer living environments.
- **Consistent Standards:** Applies uniform standards across all housing types, improving inspection accuracy.
- **Outcome-Based:** Inspections now focus on the outcome and quality of housing conditions rather than simply the presence of individual items.

## Benefits for Landlords and Tenants

- **Improved Living Conditions:** Increased emphasis on health and safety enhances tenant well-being.
- **Streamlined Process:** Clear, simplified standards make it easier for landlords to understand and comply.
- **Enhanced Accountability:** Transparency in standards and evaluation fosters trust between landlords, tenants, and HUD.

**Inspection Areas and Scoring** NSPIRE uses a three-tier scoring system focusing on:

1. **Life-Threatening Conditions:** Issues that pose an immediate danger and require urgent correction.
2. **Severe Non-Life-Threatening Conditions:** Conditions affecting tenant safety or well-being that need prompt attention.
3. **Non-Severe Conditions:** Minor issues that should be addressed but do not compromise tenant safety.

## Landlord Responsibilities

- **Pre-Inspection Preparation:** Landlords should ensure properties are maintained according to NSPIRE standards.
- **Timely Repairs:** Promptly address any deficiencies noted during inspections, especially life-threatening or severe conditions.

## Key Takeaways

- **Enhanced Standards:** NSPIRE aims to improve housing quality through clear, consistent standards.
- **Tenant and Landlord Support:** A streamlined, transparent process benefits both tenants and landlords.
- **Commitment to Quality Housing:** By focusing on health, safety, and accountability, NSPIRE raises the standard of housing in the HCV program.

For more details on specific requirements or to access resources, visit HUD's official NSPIRE page.

# Landlord Testimonials



Nicolette Pawelczak, Property  
Manager of Poplar Place

I am truly grateful for this selection and have been dedicated to making Poplar a place our community can take pride in. I have been a landlord with Springfield Housing Authority since 2014, starting as a Section 8 Specialist and later working with Related Management as an Assistant Property Manager. I've had the privilege of renting hundreds of units to Section 8 families and am proud to witness the transformation of Poplar Place and its residents. Collaborating with SHA has been a rewarding experience—they provide prompt support and clear communication. My advice to aspiring landlords is to approach the role with patience, understanding, and respect for the guidelines. You truly get back what you put in.

I've been a landlord and property manager for over 35 years, working with Springfield Housing Authority (SHA) for much of that time. I've rented hundreds of units to Section 8 voucher holders and have had the pleasure of working with many amazing tenants. It's truly rewarding when an SHA tenant "graduates" from the program and becomes a homeowner—a proud moment for both SHA and me. Working with dedicated SHA staff like Adrienne Grover and Latina Faulkner has been a privilege, as they're always on top of things despite challenges. Being a landlord means supporting tenants, sometimes more than expected, but it's what makes this role meaningful.



JR Hinchey, Captial City Property  
Management LLC

As a landlord with Springfield Housing Authority for over a decade, I've had the opportunity to rent out many properties. One of my proudest moments is when clients viewing a property remark that it's one of the nicest, cleanest homes they've seen during their search. Over the years, meeting new landlords, building connections, and sharing ideas has been a real highlight. To aspiring landlords, I'd say: some days will be better than others, but as long as the good outweighs the bad, keep striving.



Crystal Chalmer, Property Manager of  
Terence Lawson



# Landlord Testimonials



Daniel Nika, DRN Rentals

Since 2018, I have been a landlord for Springfield Housing Authority, renting hundreds of units to Section 8 families. One of my proudest moments as a landlord was when we housed over twenty families through the SHA program in a single month. In my time partnering with Springfield Housing Authority, I've enjoyed meeting the great staff and having the opportunity to house many wonderful families in the program. For aspiring landlords, I would say that program participants make fantastic tenants. They respect your home, communicate well, and are a great choice when leasing your property. I encourage everyone to consider leasing their homes to families participating in the Springfield Housing Authority program.

For over thirty years with Springfield Housing Authority and more than forty years providing quality housing, we've had the opportunity to rent to more than a hundred families. We've seen many success stories over the years, and some of the most rewarding moments are when people recognize us in public, recalling how we rented to their mom, grandmother, aunt, or another family member. Hearing that they loved the home and remember us as good landlords, or seeing a resident move on to buy their own home, is incredibly satisfying. Working with case workers and managers has been a valuable part of this journey, especially discussing improvements to the program. Being a landlord is a meaningful service to families in the Springfield area. It can be both rewarding and challenging, but it's a fulfilling industry to be part of.



Anthony Nudo



# 50 FAQ's for 50 Years

## **1. What is the Housing Choice Voucher (HCV) program?**

The HCV program provides rental assistance to eligible low-income families, helping them afford decent and safe housing in the private market.

## **2. How do I become a landlord in the HCV program?**

You must register with your local housing authority, list your available units, and comply with program guidelines. The property must also pass an inspection.

## **3. Do I have to sign a long-term lease with HCV tenants?**

No, the lease term is negotiable, but it should generally be at least 12 months. After the initial term, it can renew month-to-month.

## **4. Who pays the rent?**

Rent is paid by both the tenant and the housing authority. The tenant pays a portion based on their income, and the housing authority pays the rest directly to you.

## **5. How is the rent amount determined?**

The rent amount is determined by comparing similar unassisted units in the area, market rates, and the tenant's income.

## **6. Can I raise the rent after the lease starts?**

Yes, but only after the initial lease term ends 60 days before the recertification. You must give written notice to the tenant and the housing authority.

## **7. Who is responsible for property maintenance?**

The landlord is responsible for maintaining the property and ensuring it complies with NSPIRE. Tenants are responsible for general upkeep.

## **8. What is an NSPIRE inspection?**

NSPIRE inspections ensure the property is safe and meets program requirements. The housing authority conducts these inspections.

## **9. How often are inspections conducted?**

Inspections are generally conducted annually, but additional inspections can be scheduled if there are issues or repairs needed.

## **10. What happens if my unit doesn't pass inspection?**

You will receive a list of required repairs. After completing the repairs, a re-inspection will be scheduled. No payments will be made until the unit passes.

# 50 FAQ's for 50 Years

## **11. Can I screen HCV tenants?**

Yes, landlords can screen tenants just like they would for non-HCV tenants, including credit, criminal, and rental history checks.

## **12. Can I decline a tenant with a voucher?**

You cannot reject an applicant solely because they are using a voucher, but you can decline based on other non-discriminatory factors (e.g., credit history, criminal background).

## **13. Do tenants have a security deposit?**

Yes, landlords may collect a security deposit, typically no more than one month of contract rent.

## **14. What should be included in the lease?**

The lease should outline all terms of tenancy, including rent amount, security deposit, responsibilities, and maintenance procedures.

## **15. Can I charge late fees?**

Yes, you can charge reasonable late fees, as long as the terms are included in the lease and align with state laws.

## **16. How do I request a rent increase?**

You must submit a rent increase request to the housing authority, which will review it to ensure it is reasonable and in line with market rates.

## **17. Can I evict a tenant with a voucher?**

Yes, you can evict a tenant following your state's laws for lease violations or nonpayment of rent. You must also notify the housing authority.

## **18. Does the housing authority help with eviction?**

The housing authority doesn't assist with evictions but can provide guidance to both landlords and tenants on resolving issues before eviction is necessary.

## **19. How do I receive payments from the housing authority?**

Payments are typically made through direct deposit each month.

## **20. What happens if the tenant doesn't pay their portion of the rent?**

The landlord can take legal action against the tenant, just as with non-HCV tenants. The housing authority won't cover the tenant's portion.

# 50 FAQ's for 50 Years

## **21. What is “rent reasonableness”?**

Rent reasonableness ensures the rent you charge is comparable to similar unassisted units in the area. The housing authority must approve the rent as reasonable.

## **22. How long does it take to start receiving payments?**

Payments generally start once the lease is signed, the unit passes inspection, and the housing authority processes the paperwork.

## **23. Can I rent out single-family homes?**

Yes, you can rent out various types of housing, including single-family homes, duplexes, and apartments, as long as they meet HQS.

## **24. Can I rent to relatives?**

No, HCV rules prohibit renting to relatives of the tenant unless it is necessary as a reasonable accommodation for a Household with a disability.

## **25. What happens if the tenant's income changes?**

If the tenant's income changes, their rent portion will be adjusted accordingly. The housing authority will notify you if the amount changes.

## **26. Can I terminate the lease early?**

Yes, but only for lease violations or if allowed by the terms of the lease. You must provide proper notice and notify the housing authority.

## **27. Can the tenant move before the lease ends?**

Generally, tenants must complete the initial lease term. However, they may request to move if there are extenuating circumstances, like safety concerns such as VAWA, or upon mutual recission of the lease.

## **28. What should I do if my tenant damages the property?**

You can use the security deposit to cover damages. If the deposit doesn't cover the full cost, you can pursue legal action against the tenant.

## **29. What happens if my unit fails inspection after the tenant moves in?**

You will be required to make repairs within a specified time frame. If repairs aren't made, the housing authority can stop payments.

## **30. How can I contact the housing authority?**

Visit 200 N 11th Street, Springfield IL 62703, call 217-753-5757 or [Springfieldhousingauthority.org](http://Springfieldhousingauthority.org).



# 50 FAQ's for 50 Years

## **31. How long does a tenant's voucher last?**

The voucher is usually valid for as long as the tenant remains eligible under HUD rules and regulations. However, they must comply with program rules and obligations.

## **32. Can tenants transfer (port) their vouchers to another city or state?**

Yes, tenants can transfer their voucher to another jurisdiction, a process known as "portability."

## **33. How do I advertise my property for HCV tenants?**

You can list your property through the housing authority's portal or website, as well as through regular rental platforms, noting that you accept vouchers.

## **34. Can I charge for utilities?**

If the lease specifies that the tenant is responsible for utilities, they must pay for them directly.

## **35. What's a utility allowance?**

A utility allowance reduces the tenant's rent portion to account for utility costs that they are responsible for paying.

## **36. What if my property is in a high-crime area?**

The housing authority may allow rentals in higher-crime areas, but tenants have the right to choose their housing. The unit must still meet NPIRE standards.

## **37. What happens if the tenant causes a disturbance?**

You can follow normal lease enforcement and local laws for disturbances or violations. You may also notify the housing authority.

## **38. Can I require tenants to have renter's insurance?**

Yes, you can require renter's insurance, but it should be written into the lease as a condition.

## **39. Do I need to provide appliances?**

Yes, basic appliances such as a stove and refrigerator are generally required unless otherwise specified in the lease.

## **40. What if I want to sell the property?**

You can sell your property, but the new owner must agree to continue participation in the HCV program or provide proper notice to the tenant.

# 50 FAQ's for 50 Years

## **41. Can I rent to multiple HCV tenants in the same building?**

Yes, you can rent multiple units to HCV tenants, provided all units meet the program requirements.

## **42. What happens if the tenant wants to add someone to the lease?**

The tenant must get approval from the housing authority and the landlord to add another household member.

## **43. Can I rent to undocumented tenants?**

Only tenants with legal residency in the U.S. can participate in the HCV program.

## **44. What happens when a tenant's voucher expires?**

If a tenant's voucher expires due to ineligibility, they may no longer receive rental assistance. You can continue renting to them if they pay the full rent.

## **45. Are there any tax benefits for participating landlords?**

Yes, landlords may be eligible for tax incentives, including depreciation on rental property and other deductions related to rental income.

## **46. Can tenants have pets?**

Pet policies are determined by the landlord, but exceptions are made for service animals.

## **47. What is a Payment Standard?**

A payment standard is the maximum rent that the housing authority will pay for a unit, based on the tenant's bedroom size and the area's cost of living.

## **48. Can I require credit checks for HCV tenants?**

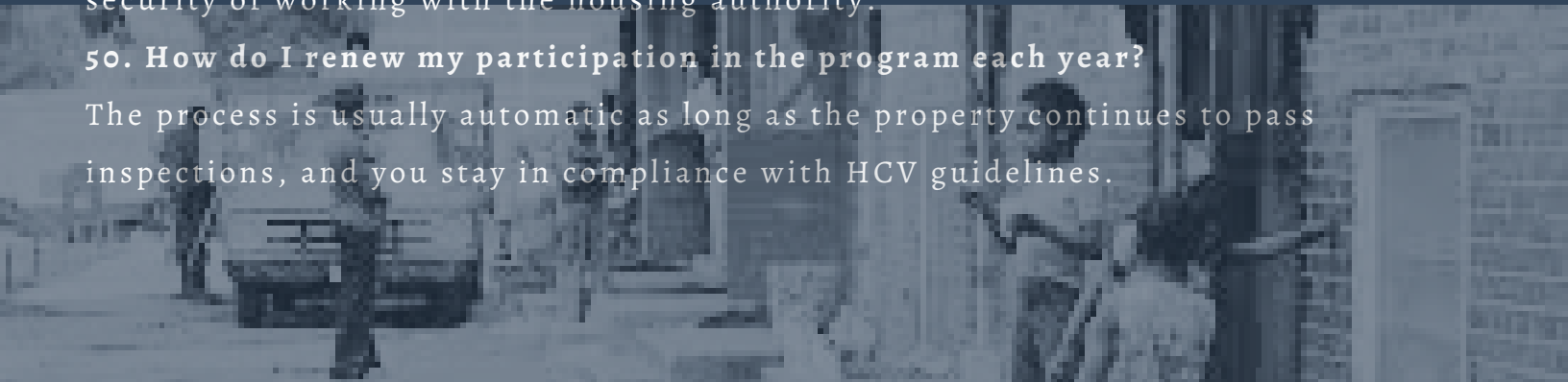
Yes, landlords can perform credit checks as part of their screening process.

## **49. What are the benefits of renting through the HCV program?**

Guaranteed partial rent payments, access to a broader tenant pool, and the security of working with the housing authority.

## **50. How do I renew my participation in the program each year?**

The process is usually automatic as long as the property continues to pass inspections, and you stay in compliance with HCV guidelines.





## Message from the Office of the Executive Director



Thank you for joining us tonight in celebration of our annual Landlord Workshop. This year is very significant for the Springfield Housing Authority and the Housing Choice Voucher (HCV) program, as we mark 50 years since the inception of the Voucher program. August 21, 2024 marked the 50th anniversary of the Section 8 program (now known as the Housing Choice Voucher Program) through The Housing and Community Development Act of 1974.

As we celebrate this significant milestone, we take the opportunity to briefly look back on the impact the Housing Choice Voucher Program has had in the City of Springfield and throughout Sangamon County. We also want to reflect on the many collaborations in which the Springfield Housing Authority has been in partnership and collaboration with across these 50 years.

In 1974 the Springfield Housing Authority began operating its Section 8 program with 52 Section 8 Certificates and approximately \$197,000 available for Housing Assistance Payments to Landlords.

In 1978 – the SHA engaged in its' first public-private partnership with West Washington Plaza in the development of a 101-unit private sector senior citizen low-rise. Today, our most recent public-private partnership is with the Poplar Place community, a substantial renovation and partial demolition affordable housing conversion for families.

The Voucher/Voucher program has been instrumental in expanding affordable housing options to diverse populations since it's inception. Some of the public-private partnerships in which the Springfield Housing Authority has been instrumental and in partnership -- include:

- Nehemiah Homes – (all 4 phases)
- Poplar Place
- Madison Park Place Renovation & Rehabilitation
- Lincolnwood Estates
- Hope Springs
- Mason Street Apartments
- Timberlake Senior Living
- Union Baptist Plaza
- Kings Court
- Cook Street Renaissance – to name a few!!





The Voucher is a key component of most affordable housing initiatives funded through the Illinois Housing Development Authority (IHDA). The Springfield Housing Authority supports – the expansion of diverse affordable housing options for our diverse populations within the City of Springfield and throughout Sangamon County.

We have ensured vouchers are available for diverse populations – such as:

- VASH Vouchers – for Veteran’s;
- EHV – Emergency Housing Vouchers – for persons who have experienced homelessness;
- FUP – Family Unification Vouchers – for families who are in need of being reunited with their children through the Department of Children and Family Services;
- Near Elderly Disabled (NED) Vouchers – for near-elderly persons with disabilities to ensure persons can continue to live independently;
- Mainstream Vouchers – for Persons with Disabilities; and
- Homeownership Vouchers – for persons who have improved their credit and completed those things required to move from rental to homeownership.

Throughout these 50 years, the Springfield Housing Authority’s Voucher program has experienced significant growth – growing from a small 52-voucher program to today providing approximately 2,600 vouchers supporting families; and a Housing Assistance Payment budget from approximately \$197,000 annually to \$17 million to support payments to private landlords in Springfield/Sangamon County.

As the affordable housing needs continue to evolve and grow – the Springfield Housing Authority is uniquely positioned in its ability to expand the voucher program.

The Springfield Housing Authority looks forward to providing housing assistance payments to landlords and vouchers to our families and diverse populations for another fifty (50) years and beyond. Happy 50th Anniversary to SHA’s HCV Program and to the many families and landlords who benefit from this invaluable resource.

Sincerely,

*Jackie L. Newman*  
Dr. Jackie L. Newman  
Executive Director



Ribbon Cutting of the HCV department



Latina Faulkner, HCV Manager

As the HCV Manager, it has been an honor to serve the countless families supported by the Springfield Housing Authority. We are deeply grateful for the landlords who partner with us to uplift our communities. Your care and commitment are truly a blessing. Thank you for making a difference!

