

**National Apartment Association Survey of Housing Providers
on the Housing Choice Voucher Program 2023** **Total
Responses**

Q1 Are you responding on behalf of your company's entire portfolio or for a specific property(s)?

Entire company portfolio	55.6%
Specific property(s)	44.4%
Total	100.0%

Q2 Does your company or property accept Housing Choice Vouchers?

Yes, we accept Housing Choice Vouchers	63.6%
We used to but no longer participate in the Housing Choice Voucher program	10.5%
No, we've never participated in the Housing Choice Voucher program	18.2%
I'm not sure	7.7%
Total	100.0%

Q3 (Ask if Accepting Vouchers) How many units total do you own or manage?

Total	933,661
-------	---------

Q4 (Ask if Accepting Vouchers) How many units owned or managed by your company/property are rented to Housing Choice Vouchers holding residents?

Total	112,603
-------	---------

Q5 (Ask if Accepting Vouchers) How long has your company/property participated in the Housing Choice Voucher Program?

I'm not sure	9.5%
1 year or less	6.1%
2 to 5 years	16.2%
6 to 10 years	16.2%
11-20 years	17.6%
Over 20 years	34.5%
Total	100.0%

Q6 (Ask if Accepting Vouchers) How much do you think the supply of apartment units needs to increase in order to meet the demand from voucher-holding prospects at your company or property(s)?

None of the above	21.1%
0-10%	23.8%
11-20%	10.9%
21-30%	14.3%
31-40%	8.8%
41-50%	8.8%
More than 50%	12.2%
Total	100.0%

Q7 (Ask if Accepting Vouchers) How satisfied are you with the following aspects of participating in the Housing Choice Voucher Program?

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	N/A	Weighted Average
Timeliness of rent payments	21.8%	32.0%	17.0%	15.7%	7.5%	6.1%	2.52
Support and communication from housing authority representatives	6.8%	10.1%	23.0%	25.0%	29.7%	5.4%	3.64
Overall financial benefit of accepting Housing Choice Vouchers	16.2%	31.1%	25.7%	14.9%	7.4%	4.7%	2.65
Property inspection process	10.8%	14.9%	16.9%	30.4%	22.3%	4.7%	3.4
Application and approval process	8.8%	16.2%	27.7%	25.7%	16.9%	4.7%	3.27

Q8 (Ask if Accepting Vouchers) What is the minimum income level required for applicants with housing choice vouchers?

1 month's out-of-pocket rent	4.1%
1.5 times the monthly out-of-pocket rent	3.4%
2 times the monthly out-of-pocket rent	25.2%
3 times the monthly rent out-of-pocket rent	31.3%
4 times the monthly rent out-of-pocket rent	0.0%
N/A	17.0%
Other (please specify)	19.1%
Total	100.0%

(Ask if Accepting Vouchers) What is the minimum credit score required for applicants with housing choice vouchers?

Excellent (720 and above)	0.7%
Good (680-719)	7.5%
Fair (620-679)	24.5%
Poor (below 620)	17.7%
N/A	49.7%
Total	100.0%

(Ask if Accepting Vouchers) On average, how long is the time period between the rental application and move-in for Housing Choice Voucher recipients?

Less than 1 month	37.2%
1-3 months	56.8%
3-6 months	4.1%
More than 6 months	2.0%
Total	100.0%

(Ask if No Longer Accepting Vouchers) Please rank the following reasons, with 1 being the most significant and 9 being the least significant, as to why you or your company are no longer participating in the Housing Choice Voucher Program:

	1	2	3	4	5	6	7	8	9	Overall Score
Administrative burden and paperwork requirements	21.4%	25.0%	14.3%	17.9%	3.6%	3.6%	3.6%	3.6%	7.1%	6.57
Burdensome inspection and approval process	14.3%	17.9%	25.0%	3.6%	21.4%	7.1%	3.6%	7.1%	0.0%	6.29
Difficulties in communication and coordination with public housing authorities	21.4%	3.6%	14.3%	32.1%	10.7%	3.6%	10.7%	3.6%	0.0%	6.21
Experience with voucher holding residents	28.6%	10.7%	3.6%	3.6%	14.3%	14.3%	3.6%	14.3%	7.1%	5.64
Costs associated with the inspection process	7.1%	3.6%	17.9%	3.6%	14.3%	21.4%	10.7%	17.9%	3.6%	4.68
Delays and difficulties in receiving rent payments	3.6%	17.9%	7.1%	14.3%	7.1%	3.6%	14.3%	10.7%	21.4%	4.46
Inadequate rental subsidy payments	0.0%	10.7%	14.3%	10.7%	10.7%	14.3%	14.3%	10.7%	14.3%	4.39
Lack of transparency and clarity in program guidelines and regulations	3.6%	7.1%	3.6%	7.1%	10.7%	25.0%	28.6%	7.1%	7.1%	4.18
Limited availability of affordable housing options for voucher-holding prospects	0.0%	3.6%	0.0%	7.1%	7.1%	7.1%	10.7%	25.0%	39.3%	2.57

(Ask if No Longer Accepting Vouchers) Did participation in the Housing Choice Voucher program result in increased administrative costs?

Yes	85.7%
No	7.1%
I'm not sure	7.1%

(Ask if No Longer Accepting Vouchers) If yes, what percentage increase would you estimate your company/property experienced in your overall operational costs due to participation in the Housing Choice Voucher program?

Less than 10%	41.7%
10-25%	33.3%
26-50%	16.7%
More than 50%	4.2%
I'm not sure	4.2%
Total	100.0%

(Ask if No Longer Accepting Vouchers) If you were to consider participating in the Housing Choice Voucher program again, what changes or improvements would convince you to participate? Please select all that apply.

Streamlined administrative processes	57.1%
Higher rent subsidy amounts	42.9%
Improved communication and coordination with public housing authority administrators	64.3%
Clearer program guidelines and regulations	46.4%
Additional incentives for housing providers	53.6%
Other (please specify)	50.0%

(Ask if No Longer Accepting Vouchers) How long did your company/property participate in the Housing Choice Voucher program?

1 year or less	3.6%
2 to 5 years	35.7%
6 to 10 years	32.1%
11-20 years	14.3%
Over 20 years	7.1%
I'm not sure	7.1%

Total	100.0%
-------	--------

(Ask if Never Accepted Vouchers) What discourages your company from participating in the Housing Choice Voucher program? Please select all that apply.

Q16	Lack of understanding about the Housing Choice Voucher program	24.4%
	Administrative burden	60.0%
	Concerns about delayed payments or unreliable funding	46.7%
	Concerns about burdensome inspection and approval process	57.8%
	Concerns about increased operational costs	37.8%
	Other (please specify)	28.9%

(Ask if Never Accepted Vouchers) How likely would it be for your company to accept Housing Choice Vouchers if there were additional housing provider incentives?

Q17	Very likely	4.6%
	Somewhat likely	18.2%
	Not very likely	40.9%
	Not likely at all	36.4%

Do you use or plan to use Fannie Mae or Freddie Mac-backed financing at one or more of your properties?

Q18	Yes	29.1%
	No	37.3%
	I'm not sure	33.6%
	Total	100.0%

If yes, if new renter protections were imposed on federally backed properties, would that discourage you or your company from using Fannie Mae- and Freddie Mac-backed financing? Additional renter protections may include:

- Rent control
- Source of income protections (mandating participation in the - Section 8 Housing Choice Voucher Program)
- Requiring just cause eviction limits (effectively eliminating non-renewals)
- Extended federal notice period prior to filing for eviction

Q18a	Yes	78.8%
	No	9.1%
	I'm not sure	12.1%
	Total	100.0%

If additional renter protections associated with Fannie and Freddie loans caused you to seek other avenues for financing, how much do you think that would increase your financing costs?

Q18b	0-10%	41.2%
	11-20%	29.4%
	21-30%	7.8%
	31-40%	3.9%
	41-50%	0.0%
	Over 50%	5.9%
	N/A	11.8%
	Total	100.0%

In what ways do you anticipate that source of income laws or ordinances would impact your business? Please select all that apply.

Q19	I believe it would have no impact on my business operations	11.6%
	Increase administrative burden	62.5%
	Potentially lead to financial losses or decreased profitability	56.5%
	Create difficulties in assessing a prospective resident's financial ability	64.4%
	Other (please specify)	13.9%

Source: National Apartment Association; Survey of Housing Providers on the Housing Choice Voucher Program 2023