



UPDATE TO HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN - NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE) INSPECTION STANDARDS AND POLICY

Housing Authority
July 17, 2024

Annette Anthony
Manager, Housing and Community Services

HCV Administrative Plan

- The Administrative Plan is the major policy document for the Housing Choice Voucher (HCV) Program
- Certain agency-specific procedures are also identified in the Administrative Plan
- Revisions to Plan are reviewed and adopted through a public meeting
- Chapter 8 of the Administrative Plan covers the inspection standards for the HCV Program

Administrative Plan Update: Background

- The Department of Housing and Urban Development is updating the inspection standards for the HCV program from Housing Quality Standards (HQS) to National Standards for the Physical Inspection of Real Estate (NSPIRE)
- The inspection standards must be included in the Administrative Plan

Prior Housing Authority Review

- Significant changes to the Administrative Plan are required by the Housing Opportunity Through Modernization Act (HOTMA)
- The HOTMA changes were reviewed and approved on March 25, 2024, by the Housing Authority Board of Commissioners as part of the Annual Public Housing Agency Plan process
- The HOTMA version of the Administrative Plan approved by the Board of Commissioners also included the NSPIRE inspection standards

Current Update

- The HOTMA policies are awaiting publication and implementation pending HUD's final steps of the national HOTMA implementation timeline
- The NSPIRE standards must be published and implemented by July 1, 2024
- The chapter of the Administrative Plan containing the NSPIRE standards must be published and adopted before the remainder of the chapters affected by HOTMA

Recommendation

It is recommended by the Department of Housing and Community Services that the Housing Authority, by resolution, adopt the Housing Choice Voucher Program Administrative Plan Chapter 8 – National Standards for the Physical Inspection of Real Estate and Rent Reasonableness Determinations effective July 1, 2024 to complete the implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections for the Housing Choice Voucher and related programs of the Housing Authority.