



July 3, 2024

EDITOR'S NOTE

The NMA office will be closed tomorrow for the Independence Day holiday and will reopen on Friday. Enjoy your holiday!

HCV PROGRAM NEWS

HUD Publishes Notice Delaying Implementation of NSPIRE-V

Today in the Public Inspection Issue of the *Federal Register*, the Department of Housing and Urban Development ([HUD](#)) posted a [prepublication copy](#) of a notice officially delaying the compliance date of the National Standards for the Physical Inspection of Real Estate ([NSPIRE](#)) for the Housing Choice Voucher ([HCV](#)) and Project-Based Voucher ([PBV](#)) programs (NSPIRE-V) until **October 1, 2025**. The notice also extends the compliance date for the Section 8 Moderate Rehabilitation, HOME Investment Partnership (HOME), Housing Opportunities for People with AIDS (HOPWA), Emergency Solution Grants (ESG), and Continuum of Care (COC) programs.

As you recall from the [letter](#) dated June 14, HUD has delayed the compliance date to provide PHAs with additional time to train staff and communicate with landlords, and to give itself more time to provide additional technical resources. Also, according to the notice, PHAs have been reporting that they are still struggling from the effects of the pandemic on their operations and are struggling to recruit and retain private landlords to participate in the HCV program. PHAs are also reporting that staff time is being dedicated to the changes brought about through the Housing Opportunity through Modernization Act (HOTMA), and this has impacted their ability to implement a new inspection protocol. Additionally, private software vendors have not finished their inspection products for PHAs, and HUD has not released its updated inspection software for HCV inspections.

However, HUD still encourages any PHA that is ready to implement NSPIRE to do so at their earliest convenience. PHAs who will implement NSPIRE prior to the new compliance date of October 1, 2025, must notify HUD of the date they plan to transition to NSPIRE. The notification must be sent via email to NSPIREV_AlternateInspection@hud.gov with a courtesy copy to their Field Office representative. The email's subject line must read "*Notification of Extension of HQS, [PHA code]*" and the body of the email should include the PHA name, PHA code, and what date the PHA tentatively plans to implement NSPIRE.

Finally, the notice reminds PHAs that the NSPIRE standards for installing carbon monoxide devices and smoke alarms will still apply, as they implement statutory mandates under previous legislation. The notice states that the NSPIRE standard for smoke alarms will be updated for the new smoke alarm requirements before the statutory compliance date of December 29, 2024.

HUD Announces Upcoming HCV Utilization Webinar, Posts Previous Materials

On the [HCV Program Trainings and Resources](#) webpage, HUD announced that it will host a webinar titled, “HCV Utilization Webinar– Program Update.” The details of the webinar are to be announced. The live web conference is scheduled for Thursday, July 18, 2024, at 2:00 p.m. Eastern time. To register, click [here](#).

HUD has also posted the [presentation slides](#) for the webinar titled “HCV Utilization – Improving PHA Leasing Processes” that was held on June 20, 2024. The webinar explored innovative strategies, like remote inspections, pre-inspections, leveraging other funds for deposits/rent, expediting eligibility determinations, and streamlined recertifications to help PHAs lease units faster and more effectively. You’ll find the link to the presentation slides on the [past trainings and webinars](#) webpage. The recording has yet to be posted.

The HCV Utilization webinar series is intended to help Housing Choice Voucher ([HCV](#)) program administrators learn about the latest HCV resources, program guidance, policy changes, and best practices in HCV administration. You can watch previous webinars [here](#).



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