



September 6, 2023

HCV PROGRAM NEWS

PIH Publishes FY 2022 Tenant Protection Voucher Awards

In a *Federal Register* [notice](#) today, HUD’s Office of Public and Indian Housing ([PIH](#)) announced the tenant protection voucher ([TPV](#)) funding awards for fiscal year 2022. The document lists the PHAs, the number of vouchers, and the dollar amount of their noncompetitive funding awards for assisting households affected by housing conversion actions, public housing relocations and replacements, and moderate rehabilitation replacements. In all, 13,847 vouchers and \$132,870,875 in funding were awarded for tenant protection activities.

The notice also includes a link to the TPV [dashboard](#), which provides information for TPV actions awarded in fiscal year (FY) 2020 and beyond, sorting by state, PHA, and the year the TPV action occurred. The dashboard will be updated annually following publication of TPV awards in the *Federal Register*. You can find more information on the dashboard, including the steps to locate the property name and ID number once in the dashboard, on the [FMD page](#) at [HUD’s website](#).

HUD Provides Update on NSPIRE for HCV

In an [email](#) sent yesterday to executive directors, the Department of Housing and Urban Development ([HUD](#)) provided information on the implementation of the National Standards for the Physical Inspection of Real Estate ([NSPIRE](#)) for the Housing Choice Voucher ([HCV](#)) and Project-based Voucher ([PBV](#)) programs. The NSPIRE [final rule](#), published on May 11, 2023, will go into effect for the HCV and PBV programs on October 1, 2023. The rule is applicable to all PHAs, including those participating in the Moving to Work ([MTW](#)) program. According to the email:

HUD will publish an administrative notice to implement the NSPIRE rule for HCV and PBV programs before the effective date of October 1, 2023. This notice will provide more information about implementing the NSPIRE inspection protocol and announce additional time for PHAs to retain the Housing Quality Standards (HQS) as their inspection standard until October 1, 2024. In addition, PHAs that have existing approvals for acceptability criteria variations will need these approvals reviewed by HUD to ensure that the standards are not less stringent than the NSPIRE standards.

The email also states that HUD has developed training that includes a combination of PowerPoint presentations, infographics as well as [instructional videos](#) that are posted on the [NSPIRE website](#). More information can be found in the email.

GENERAL NEWS

HUD Updates NSPIRE Score Calculator

The Department of Housing and Urban Development ([HUD](#)) has updated the [NSPIRE score calculator](#), a tool that helps estimate a potential NSPIRE score based on the types and locations of deficiencies identified during an NSPIRE inspection. HUD clarifies that this score only provides an estimate as many factors will impact the actual score generated by a property inspection. “The NSPIRE scoring calculator generates a simulated score based on the [scoring protocol](#) outlined in the *Federal Register*. REAC will not consider analysis from this tool to support appeals for future NSPIRE inspections.”

To learn how to use the updated NSPIRE score calculator, watch [this video](#). You can find the links to the updated calculator and video on the [NSPIRE webpage](#).

DOJ Files Sexual Harassment Suit against Ohio Landlord

In a [press release](#) last Thursday, the Department of Justice ([DOJ](#)) announced that it has filed a lawsuit against an owner and manager of more than 70 residential rental properties in and around Athens County, Ohio, for sexually harassing female tenants and housing applicants in violation of the [Fair Housing Act](#).

The [lawsuit](#), filed in the U.S. District Court for the Southern District of Ohio, alleges that since at least 2004, the landlord requested sex acts from female tenants and applicants, subjected female tenants to unwelcome sexual touching, made unwelcome sexual comments and advances to female tenants and their female guests, repeatedly drove by and entered female tenants’ homes without their permission, demanded that female tenants engage in sex acts with him in order not to lose housing, and offered to reduce rent or excuse late or unpaid rent in exchange for sex acts. The lawsuit also alleges that he initiated evictions or threatened to evict female tenants who refused his sexual advances.

The lawsuit, which is the result of a joint investigative effort with the Department of Housing and Urban Development Office of Inspector General ([HUD-OIG](#)), seeks monetary damages to compensate persons harmed by the alleged harassment, a civil penalty to vindicate the public interest and a court order barring future discrimination.

The Fair Housing Act prohibits harassment of tenants and other forms of housing discrimination because of race, sex, color, national origin, disability, religion, and familial status. In October 2017, the DOJ’s Civil Rights Division [announced](#) the [Sexual Harassment in Housing Initiative](#). The initiative specifically seeks to increase the Department’s efforts to protect individuals from harassment by landlords, property managers, maintenance workers, security guards, and other employees and representatives of rental property owners. Since launching the Initiative, the Department has filed 35 lawsuits alleging sexual harassment in housing.



For help with your PIH Alert subscription, email [Laurie Durrett](#). For questions and comments on content, email [Olga Vélez](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).

