



# HUD HOUSING CHOICE VOUCHER LANDLORD NEWSLETTER

## HISTORIC INCREASE IN HAP FOR 2023

The Consolidated Appropriations Act of 2023 provides public housing agencies (PHAs) with a historic increase in funds. This is intended to help PHAs adjust to recent inflationary pressures as reflected in the 2023 Fair Market Rent increases. The Act increases Housing Choice Voucher (HCV) program funding by \$2.9 billion (a 10.5 percent increase) overall. This includes a \$2.3 billion (10.5 percent) increase for contract renewals, and a \$367 million (15 percent) increase in administrative fees.



HUD sent PHAs a letter with their funding for 2023 in the first week of April.



In addition to the increase in Housing Assistance Payment (HAP), the increase in administrative fees may also support lease-up efforts for voucher holders and landlords. HUD has increased flexibility for PHAs to use their administrative fees for items such as tenant security deposits and incentives for new and existing HCV landlords. The [October 2022 HUD HCV Landlord Newsletter](#) provides additional information on all of these program changes.



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## NSPIRE: A NEW VIEW ON INSPECTION



Inspections are a critical tool for helping HUD and landlords to ensure that they are providing safe and sanitary housing for assisted housing tenants. In January 2021, HUD proposed the National Standards for the Inspection of Real Estate (NSPIRE) rule to update HUD's inspections process by implementing inspections that better reflect the true physical condition of the property. The proposed rule will streamline and create a unified assessment between the HUD Public Housing, HCV, and multifamily housing programs. HCV landlords can expect the new model to address some of their previous concerns by increasing inspection consistency through an objective set of standards and prioritizing health, safety, and functional defects over appearance. Comments on the proposed rule closed March 15, 2021.

The [proposed standards](#), which will accompany the proposed rule, were published in the Federal Register on June 16, 2022. Public comment closed on August 1, 2022. In addition to the request for public comment, HUD has conducted a series of virtual workshops for expert stakeholders to review specific elements of NSPIRE and answer thought-provoking questions about inspection standards and other program areas. HUD then analyzed the feedback to help refine standards and other aspects of NSPIRE. The final set of standards will be published in the Federal Register after HUD reviews and adjudicates the public comments.

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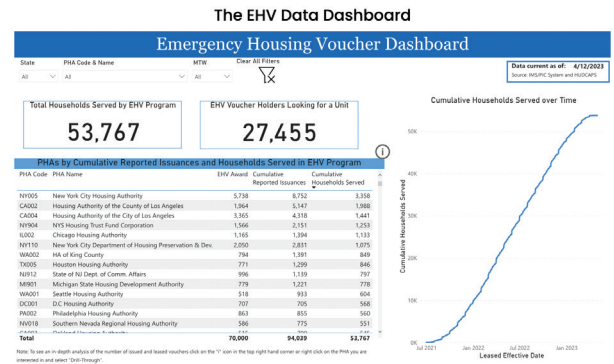
*To prepare for implementation, HUD has developed a series of webinars that provide a detailed discussion of various proposed standards. It recently completed a series of in-person "Get Ready" sessions that covered an overview of NSPIRE policies, standards, scoring, key enhancements, IT information, inspection protocol concepts, and information on the development and rollout plans for the new inspection model. HUD is also conducting a voluntary demonstration program to better identify potential adjustments to standards, protocols, and processes.*

Read more about [NSPIRE](#) including proposed national standards, rationale for standards, and events.

## OVER 50,000 HOUSEHOLDS IN PRIVATE MARKET HOUSING DUE TO EMERGENCY HOUSING VOUCHERS

The Emergency Housing Voucher (EHV) program is HUD's first special purpose voucher program to address homelessness not specific to veterans. Funded through the American Rescue Plan Act (ARPA), HUD has awarded 70,000 housing choice vouchers to local PHAs to assist individuals and families who are homeless; at-risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless or have a high risk of housing instability.

Once awarded to the PHAs, the vouchers are issued to voucher families. Rather than the usual 60-day search term, an alternative requirement grants EHV families a minimum of 120 days to find a housing unit with a private owner or landlord. Some PHAs have provided a longer search time when needed. Through the [EHV Dashboard](#) on HUD's website, anyone can follow the program's success nationally and locally on a daily basis. As of early April 2023, more than 50,000 households are currently leasing affordable, safe, stable housing thanks to EHV. With more than 75% of vouchers utilized to date, these vouchers are leasing at a rate faster than previous special purpose voucher programs that required interagency partnership. This rate is likely due to the longer search term as well as the substantial collaboration among PHAs, homeless services organizations, and victim services organizations.



*Speaking earlier to the program's leasing success, HUD Secretary Marcia L. Fudge said,*

“ This marks a major step forward in our efforts to realize the ambitious goals we set when the program was established through the President's American Rescue Plan. We will continue to meet the challenge of addressing our nation's homelessness and affordability crises with the urgency they require through this program, our House America initiative, and all of the housing assistance we provide. ”

The EHV program is an anchor program of HUD's [House America initiative](#) in which HUD, the United States Interagency Council on Homelessness (USICH), and other federal agencies have enlisted leaders in 105 state and local communities to make specific commitments to re-house people experiencing homelessness into permanent housing.

## LANDLORD OUTREACH CHARTER TEAM HOLDS LANDLORD OUTREACH SYMPOSIA

A new initiative taken by HUD, in the spring of 2022, focused on increasing landlord participation led way to the creation of the Landlord Outreach Charter Team. This team is a collaboration between HUD's Office of Public and Indian Housing and Office of Field Policy and Management, bringing together those working directly with the individuals that administer the HCV program and those working directly with the community partners and citizens served by the program. Together, this team identified 10 communities across the country to pilot Landlord Outreach Symposia.



The primary goal of the Landlord Outreach Charter Team, in alignment with HUD's Strategic Plan, was to increase landlord satisfaction with the HCV program. To achieve this goal, local Field Offices organized in-person and virtual Landlord Outreach Symposia, which kicked off in January 2023. Events have taken place in Hartford, CT; Richmond, VA; and Sioux Falls, SD;

reaching nearly 500 individuals. Participants have included property managers, apartment associations, multifamily housing associations, housing finance agencies, individuals with lived experience, and, of course, private landlords. Data collected by event organizers indicates that some landlords were already participating with the HCV program while others expressed interest in becoming more involved. The Landlord Outreach Symposia have increased the capacity of each participating Field Office by creating new contacts and stronger community partnerships.

Landlord Outreach Symposia in Ohio, New York, Louisiana, Washington, Pennsylvania, Nevada, and Northern Virginia are scheduled to be held this spring. To find out how to become a landlord with the HCV program, or to attend a Landlord Outreach event in your area, contact your [local](#) HUD Field Office.

## RESOURCES

For additional information on the HCV Program and resources for landlords and PHAs, please visit the [HUD HCV Landlord Resources webpage](#).

Click [here](#) to join the HCV Landlord mailing list.