

in this issue >>>

Upcoming Inspection Changes
Training Opportunities for NSPIRE
Meet the Housing Choice Voucher Team
Move to Work: Landlord Incentives



June
2023

An Information Update for Landlords Who Work with HRHA

HRHA Landlord Newsletter

HRHA to offer landlord training to address inspection changes

July 12, 2023

ROCKTOWN TERRACE
2061F Evelyn Byrd Ave
Harrisonburg, VA 22802

Lunch Option: Doors open at 10:30AM;
Training 11AM-1PM

[HERE is a Zoom link](#) if you are unable to attend.

Dinner Option: Doors open at 5PM;
Training 5:30-7:30PM

[HERE is a Zoom link](#) if you are unable to attend.

Featuring **Dennis DiBello, of American Property Consultants**, who will virtually present an overview of upcoming NSPIRE change and be available for a Q&A session.

RSVP by 5:00PM on Friday, July 7, 2023.

Click to email us:
hcvteam@harrisonburgrha.com

Call us at 540-434-7386

OR

Click [here](#) to register online.

Upcoming Inspection Changes

HUD Announces NSPIRE Changes Effective October 1, 2023

Significant changes coming to the inspection standards that must be followed in order to receive assistance through the Housing Choice Voucher program.

NSPIRE (National Standards for the Physical Inspection of Real Estate) changes are designed to focus on resident health and safety while addressing the increase in multifamily properties, tenant and project-based vouchers.

Changes will occur in the following areas:

- Smoke detectors.
- Safe Water .
- Removal of the occupancy requirement related to child of the opposite sex.
- Carbon monoxide detection updates.
- Maintenance of balconies, railings, and enclosed patios.
- Provision for adequate heat sources, including the prohibition of unvented fuel-burning space heaters.

Changes will focus on resident health and safety. HRHA staff is available to answer your NSPIRE related questions.

- Scoring process to be implemented.
- Updated self-inspection requirements for owners.
- Updated timeline for deficiency corrections.
- Tenant involvement regarding units to be inspected.
- These updates, and more, are designed to increase focus on resident health and safety.

Landlords with four or fewer units can request financial assistance through HRHA to make required NSPIRE updates. Find out more on July 12 at the Landlord Training event!



Moving to Work:

Financial Incentives for Landlords Working with HRHA

On July 1, 2023 HRHA will transition to a Moving to Work (MTW) agency. The program allows greater flexibility in addressing the housing needs of our local community. We will offer landlord incentives to landlords who are committed to renting units to HCV voucher holders.

HRHA will expand its landlord retention and recruitment efforts by offering the following incentives:

- Security deposit payment, up to one month's contract rent, once per tenant
- Rent for empty units for one month with agreement to re-rent to HCV voucher holder
- Damage coverage beyond the security deposit, up to one month's rent.
- New landlord referral bonus--\$250
- New landlord signing bonus with completion of HCV contract--\$250
- Raise the payment standard of hard-to-find one bedroom units to 140% of FMR
- Raise the accessible unit payment standard to 140% FMR for units of all sizes for households that require these features. (HRHA will determine if unit qualifies.)
- Proposed increase to 120% FMR effective 01/01/2024

Meet the HRHA

Housing Choice Voucher team

Mary Walala—Housing Choice Voucher Manager
She can be reached at mwalala@harrisonburgrha.com.

Kimberly Ashlin—Senior Housing Choice Voucher Specialist
She can be reached at kashlin@harrisonburgrha.com

Jon Myers—Housing Choice Voucher Specialist
He can be reached at jmyers@harrisonburgrha.com

Annie Pangle—Inspector
She can be reached at apangle@harrisonburgrha.com

Christian Ali—Occupancy Specialist
He can be reached at cali@harrisonburgrha.com

Housing Choice Voucher team (reaches all team members) –
hcvteam@harrisonburgrha.com

Links to HUD led NSPIRE trainings and documents

[NSPIRE online training—free, self-paced training provides an overview of upcoming changes](#)

[NSPIRE standards—access to the full standards of upcoming changes](#)

[Comparison between previous standards and upcoming standards](#)

[NSPIRE Answers](#)

Thank you for your commitment to housing families in Harrisonburg and Rockingham County.

Please make sure to update your information – email, phone number, and mailing address so that we are able to contact you in a timely manner!