

PLEASE BE SURE TO CHECK OUT OUR NEW WEBSITE!
GOING LIVE IN NOVEMBER 2023



WEST WARWICK HOUSING AUTHORITY
SECTION 8 NEWSLETTER
OCTOBER 2023



HAPPY FALL

HOUSING QUALITY STANDARDS FOR INSPECTIONS (HQS)

The Housing Quality Standards for inspections include 13 areas the inspector must examine. These areas are known as performance requirements. They include: (1) sanitary facilities, (2) food preparation and refuse disposal, (3) space and security, (4) thermal environment, (5) illumination and electricity, (6) structure and materials, (7) interior air quality (8) water supply, (9) lead-based paint, (10) access, (11) site and neighborhood, (12) sanitary conditions and (13) smoke detectors. HUD includes criteria for each requirement; however, the inspector must also use his/her own judgment to determine if the unit complies with all requirements or if there are hazards present.

Once a unit fails, both the owner and tenants are given 30 days to comply. If the repairs are made, the family and the landlord will need to provide receipts, verifications, and/or documentation of the repairs and provide the information regarding the repairs to the WWA. Should they choose not to comply, payments will be abated, and vouchers terminated.



COMMONLY FAILED ITEMS	
ITEMS	ITEMS
Missing/Broken Outlet Covers	Stove Knobs Broken/Missing
Leaky Faucets	Appliances Not Working Properly
Windows/Doors Not Locking Properly	Paint Chipping
Smoke Alarms Not Working	Handrails Missing (Four Steps or More)
Tripping Hazards	Two Means of Egress



SO WHAT IS NEXT? NSPIRE!

WHAT IS NSPIRE?

NSPIRE – the National Standards for the Physical Inspection of Real Estate – is the new physical inspection model designed to promote HUD's goal of reducing health and safety hazards in the home. To achieve this goal, NSPIRE prioritizes the condition of dwelling units—where people live.

NSPIRE aligns multiple HUD programs to a single set of inspection standards so that the same expectations of housing quality can be achieved across HUD programs.

NSPIRE introduces a new, innovative approach for developing, updating, and adapting standards and scoring based on continuous learning and improvement.

NSPIRE makes key improvements to inspections in order to increase their objectivity, accuracy, and consistency. Under **NSPIRE**, inspections are based on deficiency indicators to ensure deficiencies cited by inspectors accurately reflect substandard conditions within a property. Each inspection standard is supported by a rationale, which is a clear and concise explanation of the potential risk a defect presents.



LANDLORDS: RENTAL RATE INCREASE REQUESTS

With the rising costs of living, the West Warwick Housing Authority understands the need to request a rental increase for your units. Please follow the steps below in order to properly submit and be approved for increases:

1. Determine the desired increase amount
2. Contact the WWAH via letter or email, 60—90 days prior to the recertification date of your client
3. Receive notification of approval or denial
4. Rental increases, if approved, will go into effect on the start date of your client's recertification

Please note recertifications take place annually. If you are unsure of your client's recertification month, please contact Lisa Castellanos at 401-822-9430, ext. 309.

CLIENTS: RECERTIFICATIONS

In accordance with HUD regulations, all Section 8 families are recertified once a year. This process takes place annually during the anniversary of the time you moved into the unit. The purpose for this is to ensure the information collected about your family's composition, income, assets and deductions are correct and to determine the rental portion to be paid to the landlord by housing assistance payments and by your family.

To complete the recertification process, letters with complete packets were sent to participating families with clear instructions on where to sign and what information to provide with the packet upon return to the office.

If your family fails to comply and/or complete the recertification within the allotted time frame, you may be terminated from the program for non-compliance of program rules.



WHY IS IT HAPPENING?

HUD's analysis found that its inspections models could be improved to enable HUD to more effectively and consistently evaluate housing across programs. HUD determined that while its legacy inspection models are well intentioned in design, neither model currently aligns with HUD's priorities or the state of the housing industry.

Further, while a majority of properties are in compliance with HUD's standards, **NSPIRE** will provide improved capabilities to detect and identify those properties that are not. Under **NSPIRE**, HUD aims to safeguard affordable housing for American families and promote the health and safety of residents living in HUD-assisted housing.

NSPIRE replaces Housing Quality Standards Inspections and is proposed to go into effect **10/01/2024**. Please standby for further notifications as the West Warwick Housing Authority will provide a training overview. You may, however, get further information by going to HUD's **NSPIRE** website at:

