APRIL 2024

ISSUE 1

BCHA Newsletter

Landlord Updates



APRIL IS FAIR HOUSING MONTH

For 2024, the U.S. Department of Housing and Urban Development (HUD) has declared this year's theme as *Fair Housing: The 'Act' in Action*. The Fair Housing Act was passed 56 years ago on April 11, 1968, and made discrimination in housing transactions unlawful. As housing providers, the work you do everyday depends on the 'Act' to ensure fair housing choice for our neighbors, our friends and our family. Without our housing providers, property managers, maintenance workers and others in the field of housing, many of the people served by BCHA would not have a decent, safe and affordable place to stay. So as we celebrate Fair Housing this month, we thank you for all that you do to uphold the 'Act' and serve the residents of Brazoria County. To further your work, we have collected a select list of resources for your review and sharing with all housing staff to ensure the importance of fair housing remains top of mind for all of us:

- HUD's Fair Housing and Equal Opportunity (FHEO)
- Texas Workforce Commission- Civil Rights Division (Fair Housing)
- Texas A&Ms Landlords and Tenants Guide
- Texas State Law Library's Landlord/Tenant Research Guide and Eviction Resources
- Guide to Disability Rights Law
- Reasonable Accommodations- Who Pays

EQUAL HOUSING OPPORTUNITY



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HUD Introduces new resource for HCV Landlords

New Inspection Standards to Replace HQS in October

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July 2024 Landlord Trainings- New Inspection Standards & More



Introducing the New HCVLandlordSupport @HUD.gov

In their continued effort to enhance communication and resources for landlords and property owners, HUD has launched a new email to support Housing Choice Voucher (HCV) Landlords with program-related questions and concerns. Whether you are an experienced property owner or manager, new to the program or are interested in becoming an HCV Landlord, HUD is there to support you along the way. Send your HCV program questions and concerns to HCVLandlordSupport@hud.gov. Of course, you may also reach out to BCHA with your questions as well by calling 979-864-1220.

CONVERSION TO NSPIRE STANDARDS EFFECTIVE OCT 1

On July 7, 2023, the National Standards for the Physical Inspection of Real Estate (NSPIRE) final standards were published by the U.S. Department of Housing and Urban Development (HUD). NSPIRE standardizes inspection standards across HUD programs and applies to all housing receiving assistance from HUD, including the Housing Choice Voucher (HCV) Program. As an HCV property owner/ manager these new standards will apply to your properties. Beginning October 1, 2024, BCHA will be adopting the NSPIRE standards for all inspections of HCV units. To assist in this transition, BCHA will be hosting briefing sessions in July to introduce the standards to you and your maintenance staff. Please see end of this newsletter for information on how to register for one of these sessions. In the meantime, we suggest that you become familiar with the standards by reviewing the HUD information here: https://www.hud.gov/program_offices/public_indian_housing/reac/nspire



Staff Spotlight

Meet BCHA Housing Inspector, Stephanie Ebarra. Stephanie joined BCHA in December 2022 as our housing clerk and was quickly promoted to Housing Inspector with the retirement of our long-time inspector, Lynn Shifflett. Stephanie brings an extensive background to BCHA with experience in both public health and private healthcare services. She has had to learn two inspection standards in less than a year and is becoming our resident expert on housing conditions. Stephanie's advice to landlords and property managers in preparing for inspections is "Be proactive in maintaining adequate functionality of your property throughout the year to ensure a safe inhabitable dwelling."



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Landlord Briefings-NSPIRE Standards & More July Schedule- Register Today



Effective October 1, 2024, BCHA must implement the new HUD inspection standards known as NSPIRE standards, mentioned above. To assist in the transition from HQS to NSPIRE standards, BCHA is hosting several briefing sessions in July to introduce the standards to you and your maintenance staff. General HCV overview briefings are also being offered for new landlords or new staff. Each topic offered will cover the same agenda and information so you may attend just one or send staff to multiple sessions based on their availability. Please register for session by emailing BCHA@brazoriacountytx.gov. *Please provide name, date and time.

Date	Time	Topic
July 10, 2024	10am - noon	New LL Briefing: HCV Overview
July 10, 2024	2pm- 4pm	NSPIRE
July 11, 2024	10am- noon	NSPIRE
July 11, 2024	2pm- 4pm	NSPIRE
July 24, 2024	10am- noon	New LL Briefing: HCV Overview
July 24, 2024	2pm- 4pm	NSPIRE
July 25, 2024	10am- noon	NSPIRE
July 25, 2024	2pm -4pm	NSPIRE

TRAINING LOCATION: BCHA OFFICES, 1524 E. MULBERRY, ANGLETON, TX 77515

A PUBLICATION OF THE BRAZORIA COUNTY HOUSING AUTHORITY

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