

RHA's Housing Provider

newsletter

CHANGING THE FACE OF PUBLIC HOUSING

Mission Statement

Everyone living in the region will have access to high quality, safe, affordable housing in communities free of the barriers that prevent individuals and families from realizing and achieving their goals and sustaining self-sufficiency.



Contact Us

www.rochesterhousing.org
Housing Provider (Landlord)
Services Private Line:
ownerservices@rochesterhousing.org
585-697-1601

Visit the link below for more information: [Housing Provider \(Landlord\) Guide](#)

Join Our Team

[Click here](#) for current job opportunities at Rochester Housing Authority



Welcome to the Fall 2024 edition of RHA's Housing Provider Newsletter

Thank you to all of our housing providers for your ongoing support. In this edition, you'll meet our inspections team, learn information on HUD guidelines and passing inspections, receive updates on NSPIRE's guidelines, and on our upcoming events.

On behalf of Leasing Operations, we would like to invite you to join us next year in **August of 2025** for our Annual Housing Provider (Landlord) Event! Check back in our quarterly newsletters for further information to come.

As always, please send any comments, questions, or ideas for articles to: ownerservices@rochesterhousing.org.

RHA's Leasing Operations thanks you again for being an RHA Housing Provider (Landlord).

Warm wishes,

Pierre E. Dorancy
Director of Leasing Operations, RHA



Take advantage of the warm weather for exterior maintenance

The warm weather season is officially upon us. Take advantage of the nice weather for all your exterior projects.

Reminder:

- Refresh your exterior paint.
- Take care of plantings and flower boxes.

Please Sign Up For The Housing Provider (Landlord) Portal!

Here you can view your inspection results, distribution of rental payments and scheduled appointments for upcoming inspections!

Please contact

ownerservices@rochesterhousing.org
for details to sign up.

[Log in here](#) for more information.

Meet Our Inspections Team!



Pictured: (Bottom row, L to R): Reynaldo Acevedo, Public Housing Inspector | Shirley Cross, Clerk | Christopher Banker, Public Housing Inspector | Kimberly Bauman, Clerk II
(Second row, L to R): Jerry Gilbert, Public Housing Inspector | Julian Laskowycz, Public Housing Inspector | Aleksandras Gedmintas, Public Housing Inspector | Ryan Pauling, Public Housing Inspector | Mark Mantione, Senior Rehabilitation Specialist

Contact Us: Phone: 1-585-232-1601

Email: ownerservices@rochesterhousing.org

Housing Provider /Landlord Breakfast

Please join the team that includes housing managers, county officials, and more for a free breakfast and guest speakers!

Where: 100 William Warfield Drive, Rochester, NY 14605

When: Thursday, December 12, 2024

Time: Anytime between 8 a.m. and 10 a.m.

Speakers will review the portal and its use, discuss NSPIRE, and provide updates from HUD and the City of Rochester.

We encourage you to RSVP at least 24 hours prior to the date of the event, but it is not necessary in order to attend.

RSVP: ownerservices@rochesterhousing.org



Updated Payment Standards Effective 1/1/2024!

Please [visit our website](#) for updated information.

Would you like to see specific information or certain topics featured in this newsletter?

Please contact our housing provider (landlord) liaison at ownerservices@rochesterhousing.org!

HUD Guidelines And Passing Inspections

1st inspection = FREE = Pass = \$HAP





2nd inspection = FREE = Zero \$HAP

3rd inspection (or more) = \$50 fee = Zero HAP = participant may want to look elsewhere = extended vacancy of your unit.

HUD does not allow us to make housing assistance payments on units that do not pass inspection.

Inspection Update from HUD New National Standards for the Physical Inspection of Real Estate (NSPIRE) guidelines! Follow the link for detailed information: [NSPIRE Official Notices and Proposed Rules](#) • [U.S. Department of Housing and Urban Development \(HUD\)](#)

Updates will be provided posted to RochesterHousing.org.

 <p>NSPIRE's Priorities for RESIDENTS</p> <ul style="list-style-type: none">• Year-round maintenance with a unit-focused approach• Prioritization of residents' health and safety• Introducing resident surveys for better service• Safe and habitable home	 <p>NSPIRE's Priorities for POAs & PHAs</p> <ul style="list-style-type: none">• Increased inspection consistency• Collaboration with HUD• Ability to contribute input to standards• Access to inspection data• Reliable data and presentable reports for portfolio management and risk assessment	 <p>NSPIRE's Priorities for INSPECTORS</p> <ul style="list-style-type: none">• Electronic-based inspections• Increased inspection accuracy• Clearly defined inspection standards and protocols• Ability to capture pictures• Collaboration with HUD	 <p>NSPIRE's Priorities for HUD</p> <ul style="list-style-type: none">• Access to reliable, valid, and objective data• Alignment of multiple inspection standards• Adaption to industry change and modernization of health and safety standards• Better performance assessments for HUD-assisted housing
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Changing the Face of Public Housing

HUD's new NSPIRE (National Standards for the Physical Inspection of Real Estate) will soon replace the Housing Quality Standards (HQS) for most Public Housing and Housing Choice Voucher (HCV) program inspections. The new standards prioritize health, safety, and functional defects to better reflect property conditions.

Rochester Housing Authority will begin implementing the NEW NSPIRE inspection protocol by October 1, 2025.

Information about the updated national standards can be viewed [here](#).

Visit the updated [NSPIRE Score Calculator](#) to get an estimated NSPIRE score based on the new standards.



ROCHESTER Housing Authority

Contact Information

RHA General Information Line: (585) 697-3600

For general information and directory to other resources.

Leasing Options Information Line: (585) 697-6100

For general Section 8 information and directory.

Leasing Operations Offices: (585) 697-6105

Section8@rochesterhousing.org

To send a general email if you do not know who to contact.

Owner Services: (585) 697-6250

ownerservices@rochesterhousing.org

For owner questions and problems.

Section 8 Inspections: (585) 232-1601

HQS@rochesterhousing.org

To request or inquire about an inspection.

Finance Department: (585) 697-6160

Finance@rochesterhousing.org

To inquire about Direct Deposit or Housing Provider
(Landlord) portal issues.

Fraud Hotline: (585) 328-0980

programabuse@rochesterhousing.org

To anonymously report possible fraud or program abuse.

We're Hiring!

Scan the QR code
to apply today.

