



November 13, 2020

HCV PROGRAM NEWS

PIH Issues Notice on Remote Video Inspections

Yesterday HUD’s Office of Public and Indian Housing ([PIH](#)) issued Notice [PIH 2020-31](#) to provide guidance to PHAs on conducting Housing Quality Standards (HQS) inspections using remote video inspections (RVIs). As the notice explains, “in RVIs, an HQS inspector performs an HQS inspection from a remote location using video streaming technology via a person at the inspection site who serves as a proxy. The proxy follows the direction of the HQS inspector throughout the entire inspection process.”

RVIs are intended to provide PHAs additional flexibility to meet regulatory inspection requirements during the COVID-19 pandemic. The document states that “regardless of the use of technology to facilitate the presentation of information, the PHA remains responsible for the conduct of the inspection, and any judgments made about whether a condition is a violation of the HQS must be made by the PHA. There may be some circumstances where the application of technology provides insufficient information or evidence to the PHA to allow it to make an appropriate determination. PHAs that incorporate technology into their processes should have policies and procedures in place on how to handle those limitations.”

According to the notice, PHAs should consider the following, among others, regarding RVIs:

- Evaluate whether incorporating technology into the inspection process requires an update of the HCV administrative plan.
- Determine if the use of technology as part of the inspection process constitutes a significant amendment to the annual plan.
- Assess equipment needs. Consider whether the party performing the RVI has the equipment, and if not, how it is to be provided.
- Provide adequate privacy safeguards for the protection of personally identifiable Information (PII).
- Choose a proxy for the inspection, which can be the landlord, property representative, tenant, or any adult associated with this tenancy.
- Use the same inspection form the PHA currently uses to record any deficiencies.

The notice also includes best practices for incorporating RVIs and details RVIs procedures that will enable PHAs to comprehensively inspect units in a manner that meets the basic statutory and regulatory standards. Further details can be found in the [notice](#).

RAD PROGRAM NEWS

HUD Announces \$10 Billion Investment Milestone through RAD Program

In a press release yesterday and also via RADBlast!, the Department of Housing and Urban Development ([HUD](#)) announced that the Rental Assistance Demonstration ([RAD](#)) program has generated over \$10 billion in capital investment since the program’s inception to improve or replace 140,000 public housing units that house extremely low-income families, seniors, and persons with disabilities.

According to the announcement, “today RAD is leveraging \$12.57 for every dollar of public housing funding appropriated by Congress, significantly expanding the ability of local public housing authorities (PHAs) to improve their properties. Without RAD, it would take 34 years for housing authorities to accomplish the same level of repairs and renewal.”

The press release also states that RAD allows PHAs to access private investment through public-private partnerships to help preserve and improve public housing properties and address the growing nationwide backlog maintenance, estimated at \$50 billion. By stemming the loss of these units, RAD helps ensure more low-income families can secure quality, affordable housing.

You can find more information on the \$10 billion milestone in a [graphic flyer](#) posted on the main [RAD webpage](#). To join the RAD mailing list, click [here](#).



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