



July 3, 2023

GENERAL NEWS

HUD Issues NSPIRE Administrative Procedures Implementation Notice

Late last Friday, HUD's Office of Public and Indian Housing ([PIH](#)) issued Notice [PIH 2023-16](#) to implement the portions of the National Standards for the Physical Inspection of Real Estate ([NSPIRE](#)) [final rule](#) covering the process and operational requirements for Public Housing and Multifamily Housing assistance programs. The notice includes policies and procedures for properties participating in inspections, submitting evidence of deficiency correction, submitting technical reviews, administrative reviews, and other administrative requirements. It also outlines the roles and responsibilities for HUD's Real Estate Assessment Center ([REAC](#)), HUD field office staff, and property representatives from PHAs and property owner/agents (O/As). In addition, the notice references existing requirements for inspectors performing inspections for REAC under contract.

Highlights of the implementation notice include:

- Further elaboration on prescribed inspectable areas, including examples of areas of the property and items inspectors will and will not inspect
- The frequency of inspections relative to the date of prior inspection and the score received
- The process of preparing for an inspection, including ensuring that building and unit information is correct in IMS/PIC or its successor system, how REAC will contact PHAs, what the PHA must do to confirm property information in the NSPIRE system, and what happens once REAC has scheduled an inspection
- Elaboration on the inspection process itself, including inspector protocol, priority of units to be inspected, and what property representatives should and should not do during the inspection
- The post-inspection process, including updating the requirements for correcting life-threatening and severe conditions, providing supporting evidence of deficiency correction, and the timelines and best practices for correcting deficiencies
- The specific protocol for dealing with lead-based paint hazards, pest infestation, and mold and moisture deficiencies
- Annual self-inspection and correction requirements
- How to request a technical review, which allows PHAs to have points restored for verifiable reasons
- The administrative review process for properties that score 30 or less under the NSPIRE standards, and discretionary reviews for scores of 31–59
- The resident feedback and unit recommendation process, where in advance of the inspection, resident groups will identify and submit particular units they would like to add to the inspection process, and how those units will be selected as part of the inspection sample

As described in the final rule, NSPIRE implementation includes three core subordinate publications—the [NSPIRE Standards](#), Scoring, and Administrative Procedures notices. As mentioned above, today's Administrative Procedures [notice](#) covers the Public Housing and Multifamily programs. HUD will issue additional notices on the Housing Choice Voucher ([HCV](#)), Project-Based Voucher ([PBV](#)), and Community Planning and Development ([CPD](#)) programs before the rules are effective for their programs.

The effective date for NSPIRE for the public housing program is **July 1, 2023**. The effective date for the Multifamily Housing, HCV, PBV, and CPD programs is **October 1, 2023**. For more information on NSPIRE, visit the [NSPIRE Resources](#) webpage.



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