



# **Real Estate Assessment Center**

## **Update to LeadingAge**

*October 19, 2021*





# NSPIRE Update – Topics Covered

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- REAC Return to Operations 2.0
- The NSPIRE Proposed Rule
- Other NSPIRE Achievements to Date
- Upcoming NSPIRE Activities
- LeadingAge Q&A



# Return To Operations 2.0



*Inspection operations commenced on June 1, 2021. As operations advance in addressing the high priority inspection targets, HUD has set out to complete inspections across the larger MF and PH portfolio over the next 18 months*

- **HUD substantially increased HUD's core housing inspections on June 1, 2021**
  - Inspection operations are now well underway for the initial high priority Public Housing (PH) and Multifamily (MF) targets; For the first three months **over 4,000 UPCS inspections scheduled and close to 3,000 completed as of September 10, 2021**
- **Stage is now set to expand inspection operations further across the HUD portfolio:**
  - Phase 1 focuses on the CY21 high priority properties
  - Phase 2 will launch in FY22 and continue into FY23 to complete initial inspections across the remainder of the PH and MF portfolios by 12/31/2022
- **REAC, in consultation with its Program Partners, has developed the BIP – *Big Inspection Plan* - to drive the needed inspections across the portfolios and has defined the necessary people, process, and technology needed to complete the programmatic objectives**

*BIP's core mission objective is to ensure that decent, safe, and sanitary housing is available to HUD's assisted residents, supporting the Secretary's priority to strengthen and broaden the Federal housing safety net for people in need.*



# The NSPIRE Proposed Rule

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Represents the most significant formal milestone for NSPIRE to date

Published in the *Federal Register* on January 13, 2021

Approximately 700 comments received from about 70 commenters

Through the proposed rule, the department seeks to:

- Align all HUD programs to a singular set of physical inspection standards
- Incorporate provisions of the Economic Growth and Recovery, Regulatory Relief and Consumer Protection Act that will reduce administrative burden on small rural PHAs
  - PHAs are to be assessed only on physical condition of units for Public Housing and physical inspection of units for HCV (including Project-Based Vouchers)
  - PHAs are assessed once every 3 years, unless designated as Troubled
  - The same standard used for inspection of HCV units must be used for public housing
- Establish the method for the implementation of specific NSPIRE standards, scoring, and processes
- Apply a "safe, habitable dwellings" standard and create a unified assessment of housing quality
- Implement a new annual self-inspection and reporting requirement for certain HUD housing
- Establish an administrative process for the treatment of health and safety deficiencies



# Other Achievements to Date

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## NSPIRE Standards

- Published three versions of the NSPIRE standards – 1.0, 1.3, and most recently 2.1 – on NSPIRE website for comment
- Conducted virtual workshops with industry and resident groups to gain their input on specific standards

Conducted field activities at 81 sites over 59 properties until suspension due to COVID

PHAs conducted over 8,500 voucher inspections using NSPIRE standards

Initial work on receipt of annual self-inspection results until COVID outbreak

NSPIRE standards used in REAC habitability reviews since June 1, 2021



# Upcoming NSPIRE Activities

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- NSPIRE Demo Inspections
  - Scheduled to start on October 20, 2021
  - Following [agency COVID inspection guidance](#)
  - Using NSPIRE Standards 2.1 initially
- NSPIRE Final Rule
  - Working internally to respond to public comments received and make any required regulatory text changes
- NSPIRE Standards Federal Register Notice
  - Will provide the first opportunity for formal comments on the NSPIRE Standards



# Q&A

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Your questions and comments