HUD's Inspections Approach to Keeping Households Safe

National Standards for the Physical Inspection of Real Estate (NSPIRE) & Other Updates

Real Estate Assessment Center (REAC)
National Leased Housing Association Fall Seminar

October 19, 2022

Agenda

- NSPIRE Overview
- Big Inspection Plan
- NSPIRE Test Inspection Experience
- Get Ready Sessions
- Demo Stats
- Next Steps

NSPIRE: Strengthening HUD's Inspection Processes & Outcomes

What is NSPIRE?

HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) will significantly strengthen HUD's physical condition standards, known as the Uniform Physical Condition Standard (UPCS) as follows:

- Prioritizes health, safety, and functional defects over appearance
- Updates HUD's physical inspection model, which is now 20+ years old
- Focuses on the areas that impact residents – their units
- Provides a more accurate score for property conditions
- Aligns inspection standards across all HUD-assisted properties, as directed by Congress
- Includes resident feedback regarding the condition of units

HUD's Real Estate Assessment Center (REAC) started testing the NSPIRE standard for voucher units in fall 2020 and began NSPIRE demonstration inspections for the Public Housing and Multifamily portfolios in October 2021.

NSPIRE: Enhancing Physical Condition Standards

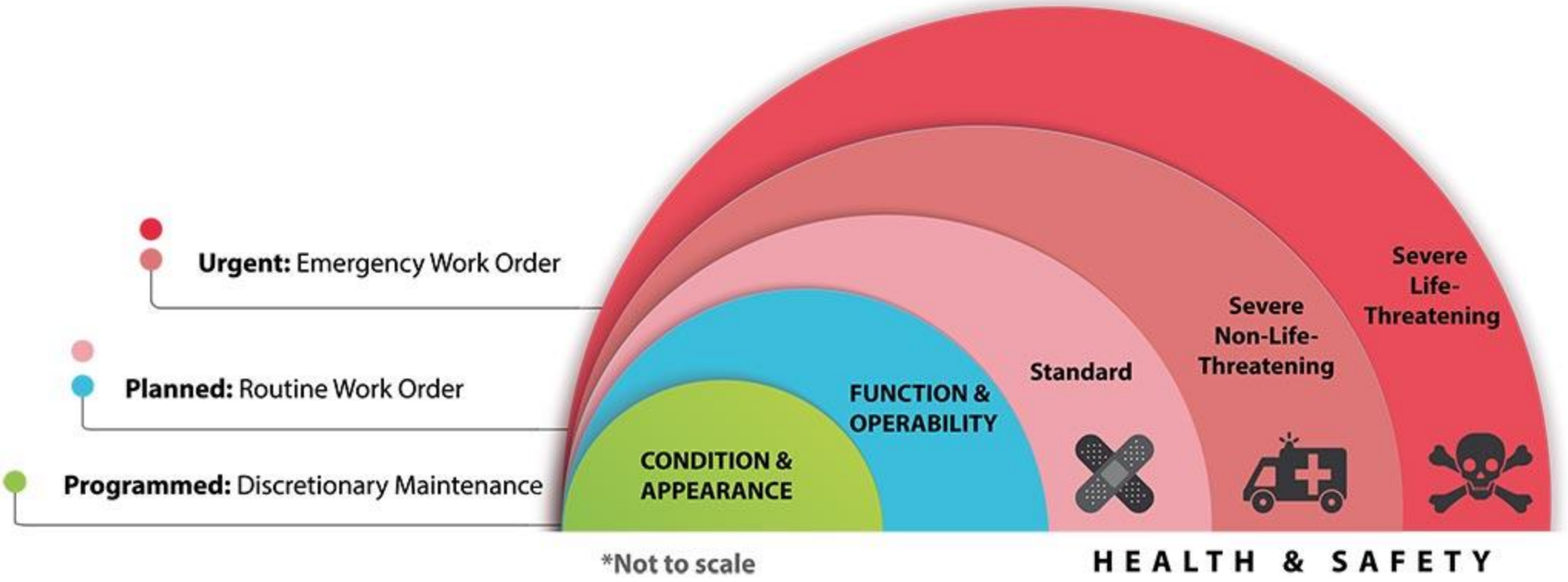
What makes the NSPIRE standards superior to UPCS?

REAC has engaged experts in physical condition across multiple disciplines:

- REAC's Standards Working Group includes public health experts, environmental assessment experts, healthy housing experts, building code professionals, building science professionals, life safety code professionals, licensed property inspectors, fire & life safety experts/engineers
- In 2021, REAC hosted 36 virtual workshops/webinars, which included over 1,400 attendees, to include executive directors, chief operating officers, and other Public Housing and Multifamily industry leadership, including academia and public health professionals
- Enhancement to smoke alarms, CO detectors, fire doors, dryer exhaust, guardrails and handrails
- More stringent requirements for heating, call-for-aid, GFCI/AFCI, electrical outlets, mold, infestation, and structural systems

REAC and OCIO developed a health and safety case management system as part of the NSPIRE IT solution used to track the remediation of Life Threatening, Severe and Standard health and safety deficiencies identified in demo inspections

NSPIRE: Focus on Resident Health and Safety



NSPIRE replaces Exigent Health and Safety (EH&S) with Life-Threatening and Severe Non-Life-Threatening. And Standard Health and Safety items must be resolved with 30 days.

REAC BIP/PASS production since RTO 2.0 Implementation

THROUGH: 10/07/22

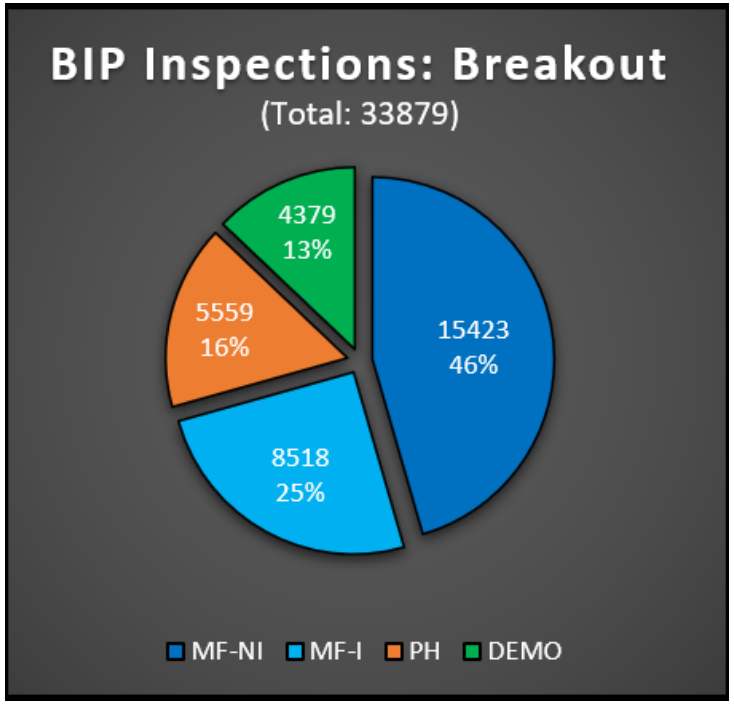
REAC Inspection Production Since RTO 2.0 (June 1, 2021 - October 07, 2022)

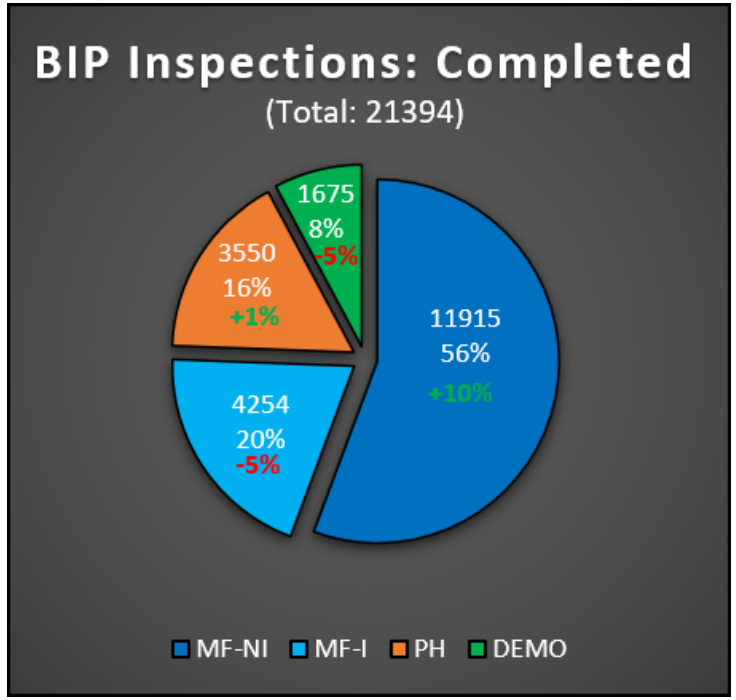
	Inspection Type	NSPIRE-HS Testing Inspections	Inspections Scheduled	1st Inspections Completed (BIP)	Reinspections (Or Others) Completed	Total Inspections Completed	Inspections Completed Since 09/30/22
MF	MF - UPCS (Non-Insured)	-	13014	11915	479	12394	160
	MF - UPCS (Insured)	-	5380	4254	360	4614	94
	Subtotals		18394	16169	839	17008	254
PH	PH - UPCS	-	3988	3550	66	3616	65
	Subtotals		3988	3550	66	3616	65
MF	MF NSPIRE-Demo	-	-	1318	-	1333	48
PH	PH NSPIRE-Demo	-	-	357	-	370	16
	Subtotals			1675		1703	64
PH	PH NSPIRE-HS (Non-Demo)	103	-	-	-	103	-
	Subtotals	103				103	
	Totals	103	22382	21394	905	22430	383

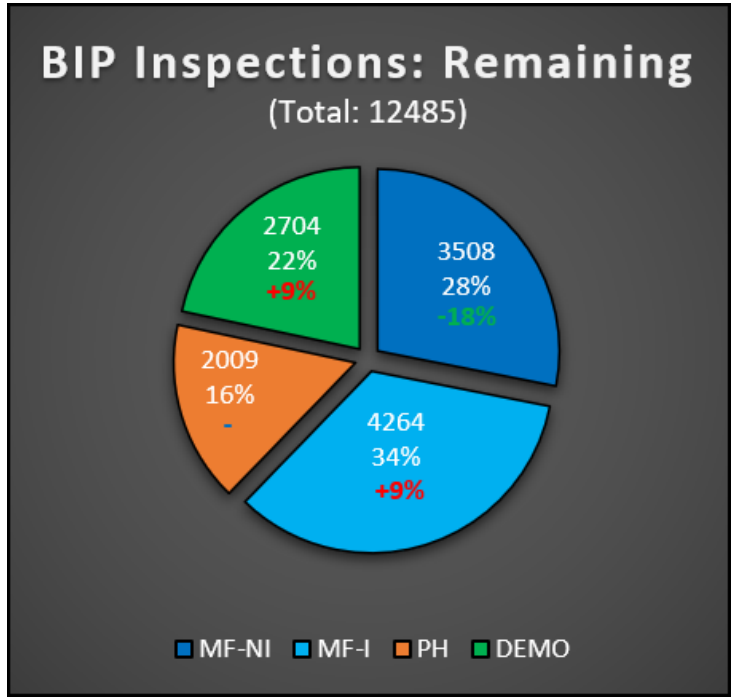
Source: PASSPort - "*Multi-Family Housing Scheduling and Status*", "*Public Housing Scheduling and Status*", "*Multi-Family Inspection Report*" and "*Public Housing Inspection Report*" (06/01/21-03/31/23)

BIP Inspections: Breakout / Completed / Remaining

THROUGH: 10/07/22







	Share of BIP		Completed Share of BIP			Remaining Share of BIP		
Type	Number	%	Number	%	Difference	Number	%	Difference
MF-NI	15423	46%	11915	56%	+10%	3508	28%	-18%
MF-I	8518	25%	4254	20%	-5%	4264	34%	+9%
PH	5559	16%	3550	17%	+1%	2009	16%	-
DEMO	4379	13%	1675	8%	-5%	2704	22%	+9%
Totals:	33879		21394			12485		

Does not include the approx. 2000 NSPIRE inspections of record through 9/30/2023

NSPIRE: Strengthening HUD's Inspection Processes & Outcomes

Test Inspection Rollout

HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) had a successful test inspection rollout with DCHA that:

- Tested functionality within the mobile app
- Tested alignment of internal processes with improvements
- Made continual improvements into the overall IT solution
- Identified automation improvements
- Worked hand-in-hand with the property to share improvements, identified learning moments, and had an outstanding experience

Test Inspection Rollout

Test Inspection Rollout

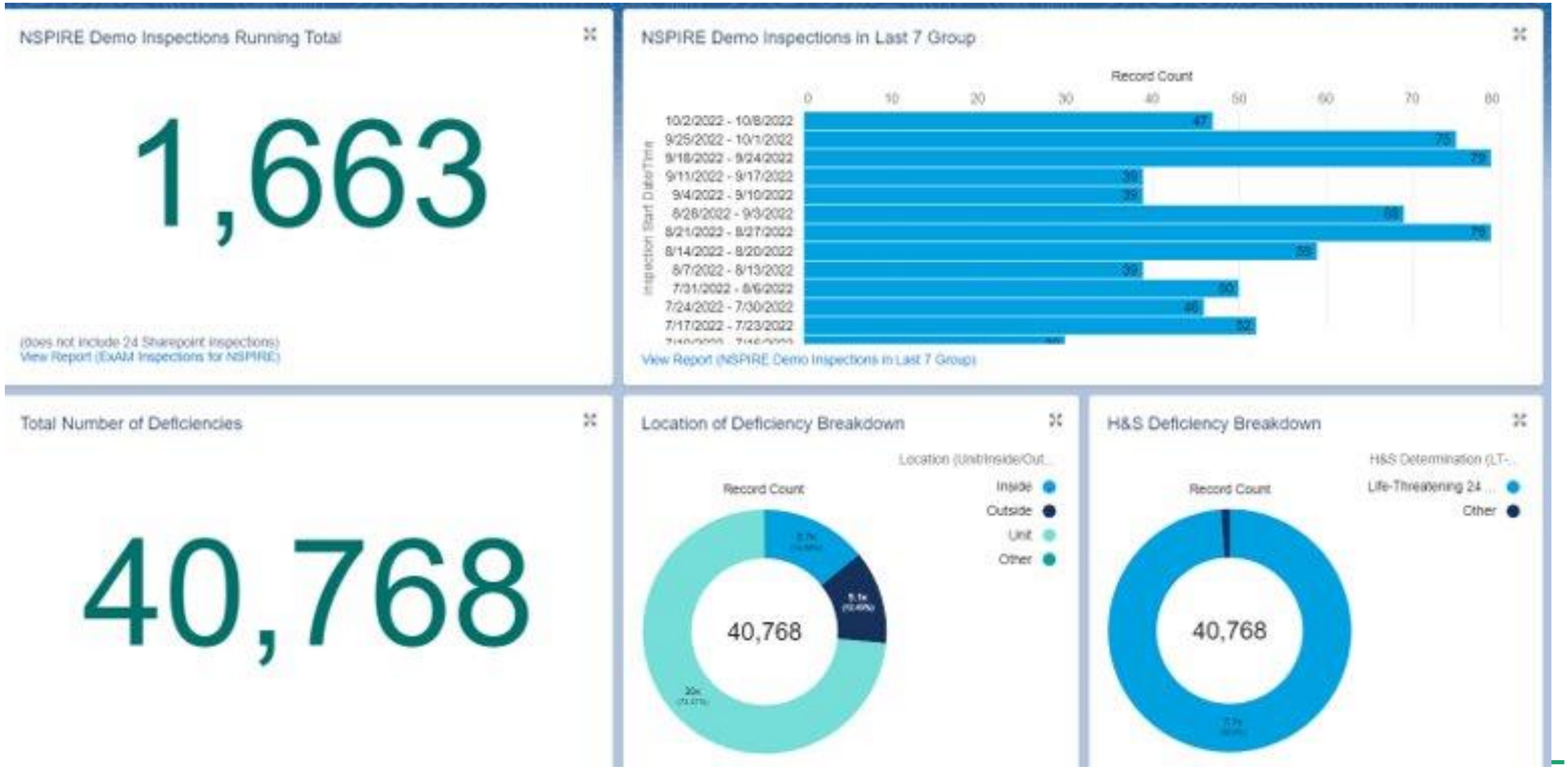
NSPIRE: Strengthening HUD's Inspection Processes & Outcomes

Get Ready Sessions

HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) is planning an overall communications rollout:

- Get Ready sessions
  - Soft launch next week
  - Registration opening soon
  - Save the date for Washington, D.C., Jan. 17

NSPIRE


NSPIRE Demo Inspections Running Total
1,663
(Does not include 24 Sharepoint inspections)
View Report (ExAM Inspections for NSPIRE)
NSPIRE Demo Inspections in Last 7 Group
Record Count
0
10
20
30
40
50
60
70
80
Inspection Start DateTime
10/2/2022 - 10/8/2022
9/25/2022 - 10/1/2022
9/18/2022 - 9/24/2022
9/11/2022 - 9/17/2022
9/4/2022 - 9/10/2022
8/28/2022 - 9/3/2022
8/21/2022 - 8/27/2022
8/14/2022 - 8/20/2022
8/7/2022 - 8/13/2022
7/31/2022 - 8/6/2022
7/24/2022 - 7/30/2022
7/17/2022 - 7/23/2022
View Report (NSPIRE Demo Inspections in Last 7 Group)
Total Number of Deficiencies
40,768
Location of Deficiency Breakdown
Location (Unit/Inside/Out...
Record Count
Inside
Outside
Unit
Other
40,768
H&S Deficiency Breakdown
H&S Determination (LT-...
Record Count
Life-Threatening 24 ...
Other
40,768

NSPIRE

Search...

QA Inspection Sche... | ExAM Inspections | Inspectors | NS Add Inspector

ExAM Inspection
INSP-01045

+ Follow

In Review | Review Complete

Details

Information

Inspection Name	INSP-01045
Inspection ID	REAC QA Internal Test Dev 12
Development	A-077524
Inspection Unsuccessful Reason	N/A
Occupancy Percentage	
Inspection Due Date	
RVI	In-Person

Owner	Matt Crockett
Inspection Vendor	REAC QA Internal
Assigned Inspector	Robert West
Number of Sample Buildings	2
Number of Sample Units	4
Number of Sample Alternate Units	0
Total Number of Units	4
Min Number of Units Required to Inspect	4
Total Number of Sample Units Inspected	4
Cancellation Day of Inspection	
Cancellation Prior to Inspection	

Inspection Date/Time Information

ExAM Deficiencies (3+)

QR-2622
Corrective Timeframe: 30 days
Status: Acknowledged/Unmitigated
Development: A-077524

QR-2624
Corrective Timeframe: 24 hours
Status: Acknowledged/Unmitigated
Development: A-077524

QR-2626
Corrective Timeframe: 30 days
Status: Acknowledged/Unmitigated
Development: A-077524

View All

Assignment Manager (3+)

AM-1275 09-27-2022
Property:
Assessment Template ... H&S Acknowledgment
Assessment Classificati... NSPIRE Inspection

AM-1276 09-27-2022
Property:
Assessment Template ... Outside Inspection
Assessment Classificati... NSPIRE Inspection

AM-1277 09-27-2022
Property:

NSPIRE

NSPIRE Demo Defect Heatmap (36,375 total defects, Sept 17, 2022)

Monthly Defect Counts by Location, H&S Category, and Corrective Timeframe

Defect Count
4/30/2022 1,584

	12/31/2021	1/31/2022	2/28/2022	3/31/2022	4/30/2022	5/31/2022	6/30/2022	7/31/2022	8/31/2022	9/30/2022
CT: (Blank)										
CT: N/A	71	233	224	528		1000	751	751	994	435
CT: 30 days	131	543	628	1534	1584	3685	2251	2053	3261	1351
CT: 24 hours	176	477	423	1443	1540	2939	1343	1806	2447	1307
N/A	71	233	227	534	454	1007	749	750	990	433
No prescribed timeframe			1		3		1	1	4	2
Standard	131	543	624	1519	1577	3679	2254	2053	3261	1351
Life Threatening	125	306	236	597	597	1440	585	841	1288	751
ere Non-Life Threatening	51	171	187	855	946	1498	756	965	1159	556
Unit	287	994	907	2567	2573	5847	3052	3304	4738	2310
Building Inside	58	165	256	459	632	1170	485	646	905	380
Building Outside	30	88	91	475	360	586	797	645	1053	400
Property Outside	3	6	21	4	12	21	11	15	6	3

0 1584 4500

NSPIRE: Status & Next Steps

What are the next steps for NSPIRE?

Note: Estimated dates based on timing of NSPIRE Demonstration and typical agency review process

FY22 Milestones

- Fall: Publish NSPIRE Scoring, Administrative Procedures & Standards notices for public comment
- Fall/Winter: Publish Final NSPIRE rule, with future effective date

FY23 Milestones

- Winter – Spring: Publish final Standards, Scoring and Administrative procedures notices
- March – October 2023: Final rule effective, begin NSPIRE baseline inspections for both Public Housing and Multifamily portfolios, Vouchers
- September 30, 2023: NSPIRE Demonstration and NSPIRE-V Demonstration inspections end