



MANAGEMENT BULLETIN #574

DATE: 1/26/2024
TO: Owners and Agents of IHDA Assisted and Financed Properties
CC: IHDA Asset Management Staff
FROM: IHDA Asset Management Department
RE: NSPIRE Updates: Current Changes and Upcoming Transition

SUMMARY:

As valued partners in maintaining compliance and excellence within our IHDA-funded programs, we would like to inform you of recent changes to the physical inspection requirements, specifically implementing the National Standard for Physical Inspection of Real Estate (NSPIRE).

On May 11, 2023, HUD published the final rule, "[Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate](#)" (88 FR 30442).

NSPIRE is a comprehensive set of guidelines designed to enhance affordable housing quality and safety while aligning expectations and consolidating inspection standards across HUD programs. The final rule for NSPIRE became effective on October 1, 2023, impacting affordable housing providers, excluding those managing programs such as HOME, Housing Trust Fund, Section 8 Mod Rehab, Section 811 Project Rental Assistance, Long Term Operating Support (LTOS), and developments participating in the Statewide Referral Network.

The listed excluding managing programs will remain under Uniform Physical Conditions Standards (UPCS) inspection guidelines until October 1, 2024. These programs are abstaining from NSPIRE inspection guidelines.

To ensure a seamless transition and continued adherence to regulatory standards, we would like you to familiarize yourself with the final rule and refer to the [HUD NSPIRE webpage](#) for comprehensive information on NSPIRE implementation. Development partners are also advised to collaborate with your software providers to assess and update your systems, ensuring they can accommodate the new NSPIRE requirements.

Thank you for your attention to these crucial updates. We greatly appreciate your cooperation and understanding during this transition period.





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