



City of Albuquerque
Department of Health, Housing & Homelessness
Gilbert Ramirez, Director

Timothy M. Keller, Mayor

DATE

Agency Name

Address line 1

City, State ZIP

Re: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE)

Dear, Name Here,

I'm writing to inform you about important updates to the standards required for housing quality. Please read this notice carefully for information about these standards.

The Department of Housing and Urban Development (HUD) issued Notice PIH 2023-28 regarding the Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE). The Notice provides guidance and the implementation date to transfer from utilizing the Housing Quality Standards (HQS) method to NSPIRE. The initial date of compliance was October 1, 2024; however, HUD has issued an extension to the compliance date for NSPIRE until October 1, 2025. The City has decided to utilize this extension. During the inspections of your properties that accept City funded housing vouchers, the City of Albuquerque will continue to inspect properties utilizing HQS until September 30, 2025.

Despite the extension for full implementation of the NSPIRE standards, there are some items that you as a property manager will need to plan to implement earlier, including the following:

- 1) The smoke alarm standard will implement the requirements enacted in the Consolidated Appropriations Act of 2023, for either hard wired or sealed, 10-year battery smoke alarms. Properties will be required to be in compliance with this new standard before December 23, 2024, even if they are still under the previously defined HQS standard.
- 2) The standard for Carbon Monoxide Alarms is currently applicable, and will apply during this extension, because it implements Congressional requirements already in effect.

In order to prepare for this change and to ensure minimal disruptions with the current and potential tenants it is highly recommended that you and your property managers utilize the HUD developed trainings that include a combination of PowerPoint presentations, infographics, and instructional videos that are posted on the NSPIRE website at:

<https://www.hudexchange.info/trainings/nspire-training/>.

If there are concerns about being able to meet the new standards, please reach out to the Landlord Engagement Program by contacting the New Mexico Coalition to End Homelessness at info@nmceh.org to see if there are funds available to make any changes to meet standards at no cost to you.

Please see the attached form which contains the most common NSPIRE fail items to help you as a property manager be ahead of the curve before the voucher administrators start using the NSPIRE mandatory inspections. If you have any questions or concerns, please reach out to the Health, Housing and Homelessness Department.

Thank you,

Gilbert Ramirez, Director
Health, Housing & Homelessness

Enclosure: Most Common NSPIRE- V/HVC Fail Items