**DATE**

**TO:** **AGENCY NAME**

**FROM:** **DIVISION name**

**SUBJECT: NSPIRE implementation extension**

As you are aware, 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 provided guidance and an implementation date to transfer from Housing Quality Standards (HQS) to NSPIRE. The initial date of compliance was October 1, 2024 then it was extended to October 1, 2025. Due to ongoing challenges and feedback, **HUD has issued another extension to the compliance date for NSPIRE to February 1, 2027.**

During monitoring of its partnering agencies, the City of Albuquerque will continue to inspect properties utilizing HQS until January 31, 2027. However, it is important to note, that the Consolidated Appropriations Act of 2023 (CAA) is in effect. The CAA mandated that federally-assisted housing units must have hardwired fire detection or use a 10 year-non rechargeable battery. Older models that allow for a 9-volt battery are no longer acceptable.

It is also important to note that the Standard for Carbon Monoxide Alarms still applies during this extension, because the standard implements Congressional requirements already in effect.

HUD has developed training that includes a combination of PowerPoint presentations,

infographics as well as instructional videos that are posted on the NSPIRE website. The latest

training for the HCV program on the HUD Exchange, includes video demonstrations of how to

inspect items under NSPIRE. For more information, visit the NSPIRE homepage and sign up for

the mailing list to be alerted to new trainings and technical assistance products. Please ensure your agencies stay up to date on NSPIRE trainings and notices.

Your agency can visit <https://www.hudexchange.info/programs/nspire/> for more related resources to NSPIRE and inspections. Additionally you can visit the City’s website for information and to submit any questions. The link for that is <https://www.cabq.gov/health-housing-homelessness/housing/nspire-information>

Thank you,

Ellen Braden

Health, Housing, and Homelessness

Department of Health, Housing & Homelessness

Ellen Braden, Acting Director

Timothy M. Keller, Mayor

*Administration*