



## OFFICE OF PUBLIC & INDIAN HOUSING

September 5, 2023

Dear Executive Director,

I would like to provide you with information on the implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-based Voucher (PBV) programs. The May 11, 2023, final NSPIRE rule went into effect for the public housing portfolio on July 1, 2023, and will go into effect for the HCV and PBV programs on October 1, 2023. The rule is applicable to all PHAs, including PHAs participating in the Moving to Work (MTW) program. The [final NSPIRE Standards](#), including an updated list of Life-Threatening conditions (LT) under the Housing Opportunity Through Modernization Act (HOTMA), contain information about how each standard applies to the HCV and PBV programs and whether the condition is a pass or fail for occupancy.

### ***Housing Quality Standards Extension***

HUD will publish an Administrative notice to implement the NSPIRE rule for HCV and PBV programs before the effective date of October 1, 2023. This notice will provide more information about implementing the NSPIRE inspection protocol and announce additional time for PHAs to retain the Housing Quality Standards (HQS) as their inspection standard until October 1, 2024. In addition, PHAs that have existing approvals for acceptability criteria variations will need these approvals reviewed by HUD to ensure that the standards are not less stringent than the NSPIRE standards. MTW agencies with approved alternative inspection methods should contact [NSPIREV\\_AlternateInspection@hud.gov](mailto:NSPIREV_AlternateInspection@hud.gov) with a copy to the MTW Office at [mtw-info@hud.gov](mailto:mtw-info@hud.gov) for a review of existing standards as compared to the NSPIRE Standards. All current acceptability criteria variations and alternate inspection methods can remain in place until HUD completes the review.

PHAs with questions can email [NSPIREV\\_AlternateInspection@hud.gov](mailto:NSPIREV_AlternateInspection@hud.gov). Guidance on how to request an approval for other inspection methods or variations will be in the upcoming notice.

### ***Helping PHAs Implement NSPIRE***

HUD has developed training that includes a combination of PowerPoint presentations, infographics as well as [instructional videos](#) that are posted on the [NSPIRE website](#). As we move toward implementation for HCV and PBV programs, additional training will be made available. For more information on NSPIRE, visit the [NSPIRE homepage](#). Questions can be sent to [NSPIRE@hud.gov](mailto:NSPIRE@hud.gov).

We all have vital roles to ensure HUD residents live in safe homes. We look forward to continuing to collaborate with you as HUD implements NSPIRE for Housing Choice Voucher

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program. We thank you for your continued diligence and partnership as we strengthen our work to improve the lives of the families we serve each day.

Many thanks,

A handwritten signature in blue ink that reads "Richard J. Monocchio". The signature is written in a cursive style.

Richard J. Monocchio  
Principal Deputy Assistant Secretary  
Office of Public and Indian Housing

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