



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 your agency about important updates to the standards required for housing quality. Please read this notice carefully for information about these standards, upcoming training, and deadlines for implementation.

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 monitoring of its partnering agencies, 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 agencies 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. Agencies 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 avoid findings in monitoring reviews occurring after September 30, 2025, it is highly recommended that your agency 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/>.

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 agency stays up to date on NSPIRE trainings and notices.

Please see the attached form which contains the most common NSPIRE fail items to help your agency be ahead of the curve before the NSPIRE mandatory implementation date commences. If you have any questions or concerns, please email Evangeline Abeyta at Edabeyta@cabq.gov. The City will be compiling all questions and concerns and send out a FAQ if needed so all agencies receive the same information.

Thank you,

Gilbert Ramirez, Director
Health, Housing & Homelessness