

To: Real Estate Development Partners
From: Real Estate Department
Date: November 3, 2023
Re: **NSPIRE Policy and Webinar**

Notice: RED-23-52

The new National Standards for the Physical Inspection of Real Estate (NSPIRE) will replace the Uniform Physical Condition Standards (UPCS) inspection protocol for projects funded with the following programs **effective 1/1/24**: Low Income Housing Tax Credit, Section 1602 Tax Credit Exchange Program, Tax Credit Assistance Program, Private Activity Tax Exempt Bonds, 501(c)(3) Bonds, HOME Investment Partnerships Program (excluding HOME TBRA), National Housing Trust Fund, Community Development Block Grant, Community Development Block Grant-Disaster Recovery, Neighborhood Stabilization Program, the Indiana Affordable Housing & Community Development Fund, and Section 811 Project Rental Assistance.

NSPIRE will replace the Housing Quality Standards (HQS) inspection protocols for the following programs **effective 10/1/24**: Housing Choice Vouchers (including Project Based Vouchers and special purpose voucher programs), HOME TBRA, and the Housing First program. Additional information will be provided in 2024 to prepare for the conversion from HQS to NSPIRE for these programs.

IHCDA will host an NSPIRE webinar on Monday November 27th from 1:30-3:00 p.m. Eastern Time. Advance registration is not required. Use the link below to log-in. **Note: This training will be very similar to the live training offered at the AHAIN conference in October.**

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Questions about this notice can be directed to Matt Rayburn, Deputy Executive Director & Chief Real Estate Development Officer, via mrayburn@ihcda.in.gov.