

4/11/24 Property Owners and Landlords Learning Exchange Summary:

The meeting began with introductions from the CSB team members, followed by an outline of the agenda by Nicholas Brenner. The agenda included discussions on upcoming NSPIRE inspection protocols effective 10/1/24 and a potential client training series. Derek Fry provided an overview of NSPIRE, the new national standards for physical inspection of real estate, developed by HUD's Real Estate Assessment Center (REAC).

The differences with NSPIRE include a greater emphasis on health and safety, functionality defects, and more stringent requirements on heating, mold-like substances, infestation, and structural systems. Additionally, there are increased life-threatening deficiencies, clear and more objective criteria, and limited resources at present for general training.

The meeting also discussed a potential client training series aimed at educating clients on becoming better tenants and providing them with essential life skills. The importance of basic skills training and lease compliance for clients was highlighted, and the need for training in areas such as using the internet, applying online, and understanding lease compliance was emphasized by the landlord partners. The meeting also delved into the challenges faced by landlords and property managers, with a focus on the importance of timely damage and pest control reporting.

The conversation underscored the significance of proactive reporting and the potential benefits of leveraging technology for efficient communication. The meeting concluded with plans for future quarterly updates and potential training modules for clients, emphasizing the importance of ongoing communication and feedback.