

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



Standardization of REAC Inspection Notification Timelines

NOTICE H-2019-04
NOTICE PIH-2019-02 (HA)
ISSUE DATE: February 22, 2019

APPLICABILITY:

- Government Personnel and Contractors inspecting under REAC management
- Properties subject to REAC UPCS Inspections under these programs:
 - PH programs
 - Projects under 24 CFR Sec.200.853(a)
 - Non-insured properties under Section 236 of NHA with active HAPS, RAP, Rent Supp or IRP contracts.
 - Properties under Sec. 542(b) of the HCDA of 1992 with a Sec.8 contract
 - HUD-held projects



Background and Rationale

- Achieves a more accurate picture of how the property is being maintained year-round
- Reduces significant costs spent for inspection preparation and promotes reinvestment into the property year-round
- **GENERAL CONCEPT**
 - Property notified 14 Calendar days before the inspection
 - Unless state or local law requires a longer resident notification window
 - If property cancels/refuses inspection that day the score will be zero
 - One additional reinspection within 7 calendar days; otherwise, score held at zero (the additional day is of the inspector's choosing)
 - **Effective March 23, 2019**- Except for inspections procured under a Period of Performance extending beyond this effective date. In those cases inspection notices are issued in accordance with previous guidance.



What's Next?

- Headquarters establishment of criteria for the delay of REAC Inspections
- Will only be permitted in very serious cases and for major work underway.
- Expect the criteria out before Notice 2019- 04 is effective.
- **MAJOR CHANGES TO REAC INSPECTIONS!**
- ***A NEW REAC INSPECTION MODEL* IS BEING DESIGNED AND WILL BE PILOTED IN HUD REGION III IN THE THIRD QUARTER OF THIS FISCAL YEAR.**
- **LISTENING SESSIONS ARE UNDERWAY WITH THE FIRST ONE HELD IN PHILADELPHIA LAST MONTH.**
- **LEARN MORE ABOUT THE NEW MODEL:** *The information about the New REAC Inspection Model that was unveiled in Philadelphia is now posted to www.hud.gov on the following link:*
https://www.hud.gov/program_offices/public_indian_housing/react
- **QUESTIONS?**

