



United States House of Representatives
One Hundred Nineteenth Congress
Committee on Financial Services
2129 Rayburn House Office Building
Washington, DC 20515

February 12, 2026

The Honorable Scott Turner
Secretary
Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410

Dear Secretary Turner:

The House Committee on Financial Services (Committee) writes as part of its investigation into the quality and safety of public housing. Americans deserve living environments that are safe, stable, and clean. Unfortunately, far too many Americans in public housing are subject to poor and unsanitary living conditions.¹ The Committee appreciates the Department of Housing and Urban Development's (HUD) engagement on these issues and looks forward to continuing our work to improve the inspection and maintenance of public housing and better ensure that Americans, regardless of income, have access to quality housing.

HUD supports numerous public housing programs aimed at providing low income and disabled Americans with stable, more affordable living options.² The safety and cleanliness of public housing is ensured and monitored by inspectors operating on annual, biennial, or triennial inspection cycles.³ Mandating that inspectors follow sound, comprehensible standards and that the findings of inspectors are acted upon by Public Housing Agencies (PHAs), property owners, and HUD itself help ensure Americans in public housing have access to clean, affordable, and safe housing.⁴ HUD has historically struggled to effectively ensure such conditions in its housing facilities and frequently showed deference toward PHAs and property owners instead of holding them accountable for the poor management.⁵ Compounding this issue, due to the COVID-19

¹ BIPARTISAN POLICY CENTER, REFORMING THE INSPECTIONS PROCESS, 2-3 (2024).

https://www.urban.org/sites/default/files/2024-03/Reforming_the_Inspections_Process.pdf.

² *Programs of HUD*, U.S. DEP'T OF HOUSING & URBAN DEV., <https://www.hud.gov/hudprograms> (last visited Dec. 16, 2025).

³ *NSPIRE Inspection Protocol & Guidance*, U.S. DEP'T OF HOUSING & URBAN DEV., Oct. 16, 2024, https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE_Inspection_Protocol_Guide.pdf.

⁴ INSPECTOR GEN., U.S. DEP'T OF HOUSING AND URBAN DEV., 2023-CH-0003, IMPROVEMENTS ARE NEEDED TO ENSURE THAT PUBLIC HOUSING PROPERTIES ARE INSPECTED IN A TIMELY MANNER (2023).

⁵ Briefing by Shy Ferry, Deputy Assistant Secretary, Public and Indian Housing, U.S. Dep't of Housing & Urban Dev., to majority staff, H. Comm. On Financial Serv. (Nov. 20, 2025); *see also* INSPECTOR GEN., U.S. DEP'T OF HOUSING AND URBAN DEV., 2023-CH-0003, IMPROVEMENTS ARE NEEDED TO ENSURE THAT PUBLIC HOUSING PROPERTIES ARE INSPECTED IN A TIMELY MANNER (2023).

Pandemic, physical inspections were paused from March 2020 through June 2021.⁶ The Biden Administration failed to prioritize inspections, leaving a backlog and potentially exposing residents to unsafe and unsanitary living conditions.⁷

Fortunately, starting in 2025, HUD began implementing changes to address these issues and reinforcing resident safety. HUD finally began putting the needs of public housing residents over the comfort of PHAs and their leadership.⁸ Under Secretary Turner's leadership, HUD has declared both the Atlantic City Housing Authority and the Manhattan Housing Authority in substantial default and assumed control of these PHAs after decades of failed management.⁹ Further, according to HUD, as a result of these changes, HUD has increased public housing inspections by approximately 25 percent from 2024.¹⁰

HUD requires that inspections be performed in accordance with certain standards. The process for creating the current standards began in 2021 and is expected to be fully implemented by the end of 2026. Specifically, in January 2021, during the first Trump Administration, HUD issued a notice of proposed rulemaking regarding transitioning from the Uniform Physical Condition Standard (UPCS) and its Housing Quality Standards (HQS) inspection protocols to the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection protocol.¹¹ The NSPIRE protocol made numerous important adjustments to the assessment of public housing properties. Specifically, it drastically increased prioritization of health risks and safety hazards compared to the older inspection systems, which heavily prioritized the physical appearance of the property and the degree to which a property matched its design specifications.¹² The NSPIRE rule was finalized in 2023 by the Biden Administration.¹³ Since

⁶ Memorandum from Ashley Sheriff, Acting Deputy Assistant Secretary, U.S. Dep't of Housing & Urban Dev., to Public Housing Agency and Multifamily Property Owner/Agent Points of Contact for REAC Physical inspections, *Update to REAC's Return to Operations Guidelines Relating to Physical Inspections* (Apr. 29, 2021).

⁷ Briefing by Shy Ferry, Deputy Assistant Secretary, Public and Indian Housing, U.S. Dep't of Housing & Urban Dev., to majority staff, H. Comm. On Financial Serv. (Nov. 20, 2025); *see also* INSPECTOR GEN., U.S. DEP'T OF HOUSING AND URBAN DEV., 2023-CH-0003, IMPROVEMENTS ARE NEEDED TO ENSURE THAT PUBLIC HOUSING PROPERTIES ARE INSPECTED IN A TIMELY MANNER, 8 (2023).

⁸ Briefing by Shy Ferry, Deputy Assistant Secretary, Public and Indian Housing, U.S. Dep't of Housing & Urban Dev., to majority staff, H. Comm. On Financial Serv. (Nov. 20, 2025).

⁹ Press Release, U.S. Dep't of Housing & Urban Dev., HUD Places Manhattan Housing Authority Under Federal Monitorship Following Substantial Default Declaration (Feb. 10, 2026), <https://www.hud.gov/news/hud-no-26-010>.

¹⁰ Briefing by Shy Ferry, Deputy Assistant Secretary, Public and Indian Housing, U.S. Dep't of Housing & Urban Dev., to majority staff, H. Comm. On Financial Serv. (Nov. 20, 2025).

¹¹ U.S. Dep't of Housing & Urban Dev., Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE), 86 Fed. Reg. 2582 (Jan. 13, 2021) (Proposed Rule).

¹² U.S. Dep't of Housing & Urban Dev., Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE), 86 Fed. Reg. 2582 (Jan. 13, 2021) (Proposed Rule); *see also* NSPIRE Inspection Protocol & Guidance, U.S. DEP'T OF HOUSING & URBAN DEV., Oct. 16, 2024, https://www.hud.gov/sites/dfiles/PIH/documents/NSPIRE_Inspection_Protocol_Guide.pdf.

¹³ U.S. Dep't of Housing & Urban Dev., Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE), 88 Fed. Reg. 30442 (May 11, 2023).

then, HUD has been transitioning from UPCS and HQS to NSPIRE.¹⁴ Upon assuming office and realizing that the NSPIRE standards, as finalized by the Biden Administration, lacked the controls and specificity needed to ensure that the NSPIRE protocol would be effectively implemented, the Trump Administration announced it was delaying the final implementation of these standards until October 1, 2026 to refine and clarify the NSPIRE standards and ensure that PHAs, property owners, inspectors, and HUD staff understand the new, safety-oriented protocol.¹⁵

While these new inspection standards should prove to be a substantial improvement over the older systems, these changes will only be effective if the results of NSPIRE inspections are followed up on by PHAs, property owners, and HUD. HUD's Office of the Inspector General has reported on HUD, property owners, and PHAs' historical struggle to follow through on inspection requirements.¹⁶ This raises concerns that taxpayer funds may be subsidizing housing that is unsafe and unfit for its residents. Ensuring that inspections are timely and thorough and any such findings remediated is essential to safeguarding public housing residents, as well as taxpayer dollars.¹⁷ By working to resolve these preexisting issues, HUD has a tremendous opportunity to improve government efficiency, mitigate waste, and most importantly, better protect public housing residents.

The Committee is pleased that HUD is moving on from the antiquated UPCS and HQS systems, which often produced confusing results and did not adequately consider resident safety. Further, the Committee appreciates the care HUD has taken to ensure that the NSPIRE system is effectively implemented and appropriately tailored to better ensure the safety of public housing residents. While HUD's recent actions provide hope that public housing will improve, HUD's PHA partners must be similarly dedicated to ensuring the quality of their properties.

Public housing residents—like all residents—deserve housing devoid of hazards, safe, and clean. To ensure public housing residents have access to safe and sanitary housing, the Committee seeks information regarding HUD's inspections, inspection processes, and management of PHAs. The Committee requests your written answers to the following questions by February 26, 2026:

¹⁴ U.S. Dep't of Housing & Urban Dev., Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE), 88 Fed. Reg. 30442 (May 11, 2023); *Timeline and Summary: HOTMA and NSPIRE Implementation*, NAM MCKAY & ASSOC., Sep. 9, 2024, <https://2637171.fs1.hubspotusercontent-na1.net/hubfs/2637171/Web%20Files/HOTMA%20and%20NSPIRE%20Summary%207-8-24%20SRS.pdf>.

¹⁵ U.S. Dep't of Housing & Urban Dev., PIH Notice 2025-27, Revised Compliance Date for national Standards for the Physical Inspection of Real Estate (Sep. 30, 2025); *see also* Briefing by Shy Ferry, Deputy Assistant Secretary, Public and Indian Housing, U.S. Dep't of Housing & Urban Dev., to majority staff, H. Comm. On Financial Serv. (Nov. 20, 2025).

¹⁶ INSPECTOR GEN., U.S. DEP'T OF HOUSING AND URBAN DEV., 2023-CH-0003, IMPROVEMENTS ARE NEEDED TO ENSURE THAT PUBLIC HOUSING PROPERTIES ARE INSPECTED IN A TIMELY MANNER (2023); INSPECTOR GEN., U.S. DEP'T OF HOUSING AND URBAN DEV., 2024-CH-0001, HUD LACKED ADEQUATE OVERSIGHT OF MULTIFAMILY HOUSING PROPERTIES WITH FAILING REAC SCORES OR LIFE-THREATENING DEFICIENCIES (2024).

¹⁷ *Id.*

1. Why did HUD decide to delay the implementation of the NSPIRE inspection protocol?
2. Please provide the total number of public housing inspections by year for each year since 2021.
3. Given HUD OIG's findings that inspections and follow-up were often not timely, including, for example, 45 percent of violation notices in the Multifamily Housing Program failed to be provided in a timely manner. What steps has HUD implemented or does HUD intend to implement to ensure that inspections are timely and the results of inspections are acted upon quickly?
4. What changes has HUD made to increase the efficiency of its inspectors?
5. HUD physical inspection data is typically available online, but HUD inspection data from 2022 through 2024 was not made available by the Biden Administration and is currently unavailable. Why did HUD not publish inspection results for 2022 through 2024?
6. What actions will HUD take if a PHA fails to meet HUDs inspection standards for multiple consecutive years?
7. Conversely, some PHAs have been effective, and others have made tremendous improvements in recent years. What factors, policies, and controls are common across these successful PHAs?
8. Recently, HUD assumed control of the Atlantic City Housing Authority (ACHA) after decades of mismanagement. What has HUD found regarding the quality, controls, and financial management of ACHA since it took control of ACHA?
9. Given that HUD data is compiled from various sources that have different degrees of sophistication and detail, much of the data available to HUD is inconsistent, incomplete, or incorrectly formatted. How is HUD working to improve its tracking of data in its public housing programs?

Pursuant to Rule X of the House of Representatives, the House Committee on Financial Services has jurisdiction to oversee matters related to public housing. If you have any questions, please contact Alex Albrecht of the House Committee on Financial Services majority staff at Alex.Albrecht@mail.house.gov. Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in blue ink that reads "French Hill".

French Hill
Chairman

A handwritten signature in blue ink that reads "Dan Meuser".

Dan Meuser
Chairman
Subcommittee on Oversight and
Investigations

A handwritten signature in blue ink that reads "Mike Flood".

Mike Flood
Chairman
Subcommittee on Housing and
Insurance