

Dec. 12, 2023 – Landlord Information Meeting



Agenda

Brief Introduction

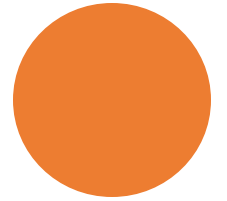
NSPIRE – National Standards Physical Inspection of Real Estate *Overview of time frame and changes in the HUD inspection process

CDA strategic goal to increase landlord participation

Landlord Resources for the upcoming 2024 MN Tenant-Landlord Laws

Landlord Portal

Questions



Location Focus

Defined basic quality housing standards based on 13 key aspects (General Regulations and HUD 52580-A)



FOCUS

Resident Focus

Designed to focus on resident health and safety while addressing the increase in multifamily properties and tenant and project-based vouchers

Inspection Locations

Living Room
Kitchen
Bathroom
Other Room
Used for Living
All Secondary
Heating and Plumbing



INSPECTION

3 Inspection Types/ 3 Inspection Areas

Inspection Types:
Annual Self-Inspection
Critical-to-Quality
Critical-to-Quality Plus

Inspectable Areas:
Outside
Inside
Unit

Deficiency Types

Health and Safety
Non-Health and Safety



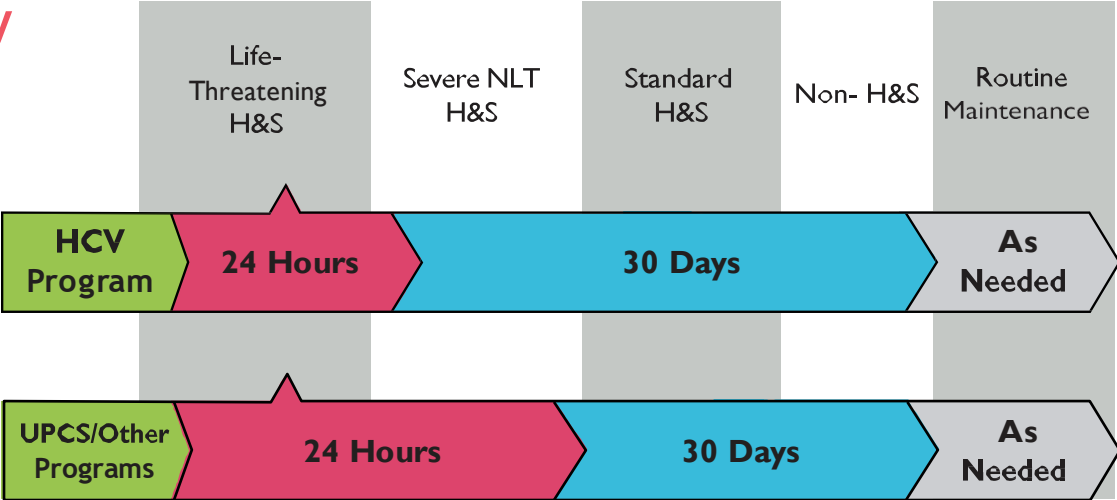
DEFICIENCIES

3 Deficiency Categories

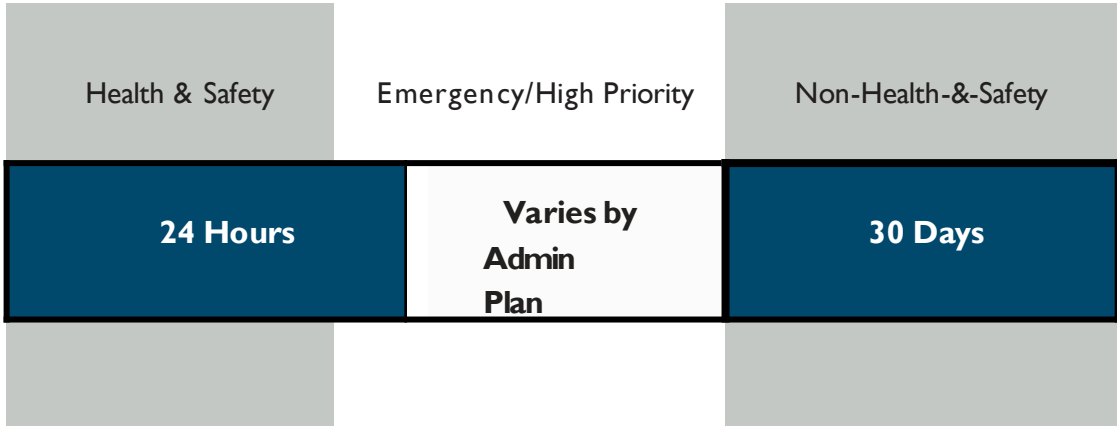
Condition and Appearance
Function and Operability
Health and Safety

Rationales:
Deficiencies based on rationales, or clear and concise explanations of the potential risk a defect presents

NSPIRE Deficiency Time of Repair



HQS Deficiency Time of Repair



Tips for a successful CDA inspection

- Frequently failed items: inoperable smoke/CO2 detectors (check batteries), toilets not secured to the floor, missing light bulbs, GFCI outlets not tripping, broken cabinetry in kitchen or bathroom, peeling paint/ceiling texture, particularly in bathrooms, rotting/peeling deck boards.
- Property manager to contact client at least 48 hours prior to inspection to see if there are any concerns and/or remind the client to be home and available to avoid a No Show/Failed Inspection.
- If possible, have maintenance staff accompany the inspector and be available to work on the easy fixes to the unit while the inspection is happening.
- Conduct a property management inspection annually in order to help maintain your unit and address issues as they occur.
- Let us know what WE can do to help you improve the inspections. Keep communication open with CDA staff for any concerns regarding the inspection (scheduling days/times, questions on the inspection procedure, results notification).



Minnesota Tenant-Landlord Laws Enacted During the 2023 State Legislative Session

Homeline provides free and low-cost legal services to tenants throughout the state of Minnesota.

- ❖ Privacy Rights – Notice to Enter
- ❖ Emergency Repair List
- ❖ Fee Disclosure – disclose non-optional fees in lease and advertising and including it as “Total Monthly Rent”
- ❖ Landlords must issue a 14-day written notice before filing evictions for on payment of rent.
- ❖ No Pet Declawing

<https://homelinemn.org/wp-content/uploads/2023/06/HOME-Line-2023-Legislative-Summary-v2.pdf>

Scott County
Strategic
Goals

Increase
Landlord
Participation
by 25%

Landlord
Retention
Planning

Landlord
Outreach &
Recruitment

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Logged in as: Scott CountyCDA

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Scott County CDA ▼



Agency Details

Register with Another
Agency

My Profile



Unit Info



Caseworker Info



Documents



Upload Documents



Unit Inspections



My Ledger



Unit Holds and Abatements



EFT Setup



Landlord FAQ

QUICK LINKS

I want to:

Update Contact Information ▼

Go

Website addresses:

<https://nanmckay.com/nspire>

<https://www.us-hc.com/inspections/hud-nspire-inspections/>

NSPIRE: https://www.hud.gov/program_offices/public_indian_housing/reac/nspire?

<https://usinspectiongroup.com/reacpreptraining/>

<https://homelinemn.org/wp-content/uploads/2023/06/HOME-Line-2023-Legislative-Summary-v2.pdf>

<https://homelinemn.org/category/trainings>

<https://scottcda.org>

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