

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**Office of Public and Indian Housing**  
**Assisted Housing Inspections and Risk Assessments (AHIRA)**

**SUMMARY OF RESOURCES**

(Dollars in Thousands)

	Enacted/ Requested	Carryover	Supplemental/ Rescission	Transfers	Total Resources	Obligations	Net Outlays
2025 Appropriation	50,000	37,018	-	-	87,018	52,801	13,549
2026 Appropriation	50,000	30,027	(22,000)	-	58,027	28,000	41,000
2027 President's Budget	25,000	30,000	-	-	55,000	50,000	43,000
Change from 2026	(25,000)	(27)	22,000	-	(3,027)	22,000	2,000

a/ P.L. 119-75 included the rescission of \$22 million of unobligated balances.

**PROGRAM PURPOSE**

The Assisted Housing Inspections and Risk Assessments (AHIRA) account supports residents of HUD housing by funding financial, physical, operational and other risk-based assessments across Public Housing, Multifamily Housing, FHA-insured Residential Health Care Facilities, and other HUD rental housing portfolios covered by the National Standards for the Physical Inspection of Real Estate (NSPIRE).

**BUDGET OVERVIEW**

The 2027 President's Budget requests \$25 million for the AHIRA Fund. The proposed funding levels will enforce life-safety standards, oversee failing housing authorities, and ensure financial accountability. This funding is consistent with the President's Management Agenda and the Administration's priorities. It will provide direct oversight identifying and rooting out fraud, waste, and abuse of financing for Public Housing and Multi-Family properties and address the neglect of physical properties for Public Housing, Multi-Family, and Housing Choice Vouchers properties. This funding prevents harm to residents; improves the physical condition of public housing units that are High Risk, Substandard, or Troubled; protects taxpayer dollars; and preserves affordable housing.

**JUSTIFICATION**

The 2027 President's Budget provides \$25 million to conduct up to 20,000 inspections under the NSPIRE program and complete financial assessments for 7,000 Public Housing properties and 30,000 Multifamily properties. This request also includes authority to increase the obligation period to 3 years to provide additional time to reallocate recaptured funding.

The Budget request supports an extensive array of critical activities integral to ensuring that taxpayer investment in housing programs is well-spent. These activities encompass a range of tasks, including performing, analyzing, scoring, and evaluating up to 20,000 inspections under the NSPIRE program for Public Housing and Multifamily programs; and financial assessments for approximately 7,000 Public Housing properties and 30,000 Multifamily properties.

The Budget also allows HUD to support program-related travel and technical training for inspectors and auditors that will ensure more consistent and higher-quality physical inspections and financial assessments. Complementing these efforts are quality assurance measures and risk-based follow-up reviews of inspections.

**Key Assumptions**

The President’s Budget funding level accounts for:

- Up to 20,000 physical inspections and support contracts for Public Housing and Multifamily properties in 2027;
- Rising inspection cost due to inspector shortages, inflation, and increased program requirements (e.g., additional training, professional conduct requirements);
- Increased inspection time due to increased unit sampling under NSPIRE; and
- Additional expertise in more complex physical standards and conditions.

**Stakeholders**

- Incorporating input from Public Housing Authorities, property owners, and residents into the policy-making process for assessments and to better ensure perspectives are considered.
- Engaging Public Health experts, code development organizations, manufacturing and industry representatives, environmental advocacy groups, and rental industry professionals among other external professionals.
- Cultivating partnerships with other Federal Agencies and external organizations (e.g., State and local governments) to stay abreast of technology improvements and data exchange opportunities to improve the health and safety of HUD housing.

**Operational Improvements**

HUD will continue to include regular feedback from housing providers, industry groups, public health advocates, residents, and other customers to align the organization around data-driven insights. The resident engagement and feedback results will help inform property oversight.

**SUMMARY OF RESOURCES BY PROGRAM**

(Dollars in Thousands)

Budget Activity	2025 Budget Authority	2024 Carryover Into 2025	2025 Total Resources	2025 Obligations	2026 Appropriation	2025 Carryover Into 2026	2026 Total Resources	2027 President's Budget
Assisted Housing Inspections and Risk Assessments	50,000	37,018	87,018	52,801	50,000	30,027	58,027	25,000
<b>Total</b>	<b>50,000</b>	<b>37,018</b>	<b>87,018</b>	<b>52,801</b>	<b>50,000</b>	<b>30,027</b>	<b>58,027</b>	<b>25,000</b>

**LEGISLATIVE PROPOSALS AND GENERAL PROVISIONS**

The 2027 President’s Budget includes the following general provision:

- Physical Condition Requirements: This provision sets standards for the condition of all properties receiving HUD rental assistance. It also enhances HUD’s ability to exercise oversight, mandate corrective action, and change management of properties receiving tenant-based or project-based rental assistance. (Sec. 212)

## APPROPRIATIONS LANGUAGE

The 2027 President's Budget includes the appropriations language listed below.

*For the Department's inspection and assessment programs, including travel, training, and program support contracts, \$25,000,000, to remain available until September 30, 2029.*