

New Albany Housing Authority Responds to Media Reports Regarding 2024 HUD NSPIRE Inspection

February 17, 2026 – New Albany, IN - The New Albany Housing Authority is aware of recent media reports referencing electrical findings cited during its August 22, 2024, inspection under HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) framework.

We believe residents, partners, and the broader New Albany community deserve clarity grounded in facts, context, and transparency.

A Record of High Performance and Good-Faith Compliance

NAHA operates under the oversight of the U.S. Department of Housing and Urban Development (HUD). In a February 10, 2026, letter, HUD's Indianapolis Field Office confirmed that NAHA completed the work orders associated with the inspection findings, particularly those classified as Health and Safety deficiencies, within the required NSPIRE timeframes and in accordance with HUD protocols.

HUD further acknowledged:

- That approximately 18 months passed following the August 2024 inspection without additional notification of unresolved deficiencies
- That NAHA's corrective measures, including the replacement and testing of Ground Fault Circuit Interrupter (GFCI) outlets, demonstrated a good-faith effort to improve unit safety
- That NAHA is a consistently high-performing public housing authority, and that the 2024 inspection results appear to be an outlier when viewed in the context of NAHA's prior performance
- Those GFCI-related findings have been a common challenge nationwide as housing authorities transition to the new NSPIRE inspection model

The August 2024 inspection was NAHA's first under the NSPIRE framework, a relatively new system for both HUD and public housing authorities across the country.

Context on Older Buildings and Safety Upgrades

Like many housing authorities nationwide, some NAHA properties were constructed decades ago using two-wire electrical systems that were code-compliant at the time of installation. Over the years, NAHA has proactively invested in modernizing these systems, including installing GFCI outlets to enhance resident safety.

When NAHA's first NSPIRE inspection occurred in 2024, and findings were identified, NAHA's maintenance staff responded within the required 24-hour window, completed the necessary corrective actions, and passed reinspection under HUD standards.

Importantly, HUD's Field Office confirmed that NAHA's corrective action plan, enhancing inspection procedures, maintenance training, and prioritization of health and safety work orders, was appropriate and responsive.

A Culture of Transparency and Accountability

At NAHA, safety is not a talking point; it is a governing principle.

The agency's leadership has worked intentionally to build a culture where employees are encouraged to raise concerns, elevate questions, and report potential issues without hesitation. Staff are reminded regularly that resident safety is everyone's responsibility.

In addition to open-door policies and direct communication channels, NAHA conducts an annual anonymous employee survey to ensure team members can share feedback candidly. The organization believes that strong institutions are built not by silence, but by continuous improvement, and that listening to frontline staff strengthens accountability.

As part of that culture, NAHA undertook an internal review when questions were raised and proactively engaged training providers, outside experts, and HUD's Field Office to ensure clarity and alignment with evolving standards.

Safety Is the First Priority

"Resident safety is and always will be our number one priority," said NAHA Executive Director **David Duggins**. "We take seriously our responsibility to maintain safe, quality housing. When questions arise, we respond swiftly, transparently, and in partnership with HUD and our professional advisors. We are proud of our team's commitment to doing the right thing and of our long-standing record as a high-performing housing authority."

Commitment to Residents and the Future

NAHA is more than buildings; it is a mission-driven agency committed to providing quality, affordable housing and creating pathways to self-sufficiency for residents through programs such as Family Self-Sufficiency and workforce development initiatives.

HUD's letter closes by expressing appreciation for NAHA's continued commitment to the health and safety of its residents and its collaboration moving forward.

NAHA remains confident that its proactive corrective actions, strong performance history, and culture of transparency reflect an organization focused squarely on safety, compliance, and opportunity for every resident it serves.

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