

# NH&RA FALL DEVELOPERS FORUM

The Changing REAC Landscape & What It  
Means For Your Company

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# WHAT ARE THE CHANGES?



- Shortened advance notice
- Improved Engagement
- Resident Focused
- Reduced Inspection Complexity
- Inclusive Process

# THE POSITIVES



- Proactive vs. Reactive
  - ✓ 14-day notice results in year-round preventative maintenance
- Better guidelines
  - ✓ Evaluation and scoring transparency
- Consistency among inspectors
  - ✓ Expertise, training, qualifications and timeliness of report delivery
- Protection for the residents
  - ✓ 50% of inspectable areas are dwelling units

# THE NEGATIVES



- Learning curve / not easy to change behaviors
  - ✓ It will take time to implement
- How to maintain the sense of urgency
  - ✓ Lag times between inspections
- Increased intrusion to tenants
  - ✓ More frequent preventative maintenance inspections
- Investment and resources
  - ✓ Financial and man-power costs
- Older assets with deferred maintenance
  - ✓ Reposition through RAD or sell

# OTHER CONSIDERATIONS?



- NSPIRE Demonstration - A collaborative approach?
- This is just the beginning.....



# QUESTIONS?

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THANK YOU