



June 16, 2023

GENERAL NEWS

HUD Issues Prepublication Copy of Final NSPIRE Standards Notice

Late yesterday, the U.S. Department of Housing and Urban Development ([HUD](#)) issued a [press release](#) announcing the [pending publication](#) of the final inspections standards notice for the National Standards for the Physical Inspection of Real Estate ([NSPIRE](#)). The notice serves as a complementary document to the NSPIRE [final rule](#) published May 11, which provides that HUD publish in the *Federal Register* a set of NSPIRE inspection standards to consolidate and align housing quality requirements and associated standards across programs. The [final standards](#) announced in the [prepublication copy](#) officially accompany HUD's final rule, in addition to providing a list of life-threatening conditions and incorporating them into the standards in place of codifying the list.

In the [proposed NSPIRE standards notice](#), HUD sought comment on Version 2.2 of the NSPIRE standards and made them available for review and comment. Major changes in the final standards notice include:

- Modifying the Health and Safety category titles, where "Severe Non-Life-Threatening" is now "Severe," "Standard" is now "Moderate," and "N/A" is now "Low."
- Addressing life-threatening and severe deficiencies within 24 hours. All other deficiencies must be addressed within 60 days or a reasonable period.
- Making the Smoke Alarm Standard consistent with the National Fire Protection Association (NFPA) Standard 72.
- Creating a Fire Door Standard detailing the specific function, operability, and structural integrity requirements for fire doors.
- Requiring carbon monoxide alarms to be installed in compliance with the 2018 International Fire Code.
- Setting minimum temperature requirements during the colder months and requiring a permanent heating source.
- Including criteria for when guardrails and handrails are required.
- Establishing infestation deficiencies based on discrete levels of observations with clarification on citable pests.
- Developing deficiencies based on observed mold conditions or elevated moisture levels measured using a moisture meter.
- Including a deficiency for an enhanced visual assessment for deteriorated paint in units where children under six reside to document potential lead-based paint hazards.
- Specifying Ground-Fault Circuit Interrupter (GFCI) protection as a requirement.
- Including affirmative habitability requirements for bathrooms, kitchens, and other rooms residents use.

The effective date for NSPIRE for the public housing program is **July 1, 2023**. The effective date for the Multifamily Housing, Housing Choice Voucher (HCV), Project-Based Voucher (PBV), and Community Planning and Development (CPD) programs is **October 1, 2023**. In addition to the final rule, the final standards notice is one of three core subordinate publications as part of NSPIRE. HUD intends to publish the two remaining notices—the final scoring and administrative notices—this summer. All updated standards and scoring methodologies will be published through a *Federal Register* notice at least once every three years with the opportunity for public comment prior to implementation, allowing HUD to be more responsive to evolving industry standards and changing needs.

To access the final standards, click [here](#). For more information on NSPIRE, visit the [NSPIRE Resources](#) webpage.

HUD Publishes Research Grant NOFO

Yesterday on [Grants.gov](#), HUD [announced](#) that it is making approximately \$4,000,000 available for the Increasing the Supply of Affordable Housing through Off-Site Construction and Pro-Housing Reforms Research Grant Program. The notice of funding opportunity (NOFO) “aims to support research that fills crucial knowledge gaps and help build the evidence base to accelerate the adoption of effective practices and policies to increase the production and supply of quality, affordable housing the United States.” PHAs are listed among the eligible applicants, and researchers from a range of disciplines are invited to submit proposals. A link to download the NOFO document can be found on the [announcement](#) page, under the Related Documents tab. The application deadline is **August 1, 2023**.

PH PROGRAM NEWS

HUD Announces Latest in PH Repositioning Webinar Series

HUD has [announced](#) that it will be hosting the latest in its series of training webinars on repositioning public housing. The series enables PHAs to understand multiple aspects of the repositioning process and identify strategies and resources available to successfully complete it.

The latest scheduled webinar, titled “[Changes to the RAD Notice](#),” will provide an overview of the latest information about the Rental Assistance Demonstration ([RAD](#)) program and its impact on owners, residents, and other RAD stakeholders with time for Q&A at the end.

The live web conference is scheduled for Wednesday, June 28, 2023, from 1:00 to 3:00 p.m. Eastern time. Click [here](#) for more information, including [instructions](#) on how to register.



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