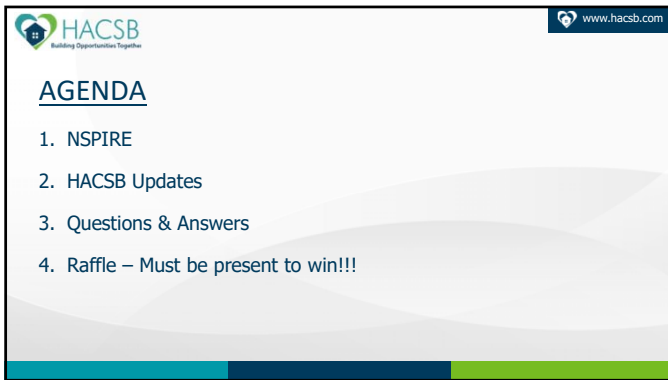






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WHAT IS NSPIRE?

- NSPIRE: National Standards for the Physical Inspection of Real Estate.
- New physical inspection model developed by HUD to inspect HUD-assisted units
- The objective is to align multiple HUD programs to a single set of inspection standards.
- Replaces HQS for all HACSB programs

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GOALS OF NSPIRE?

- Align housing quality expectations across HUD programs.
- Prioritizes resident health, safety and functionality.
- Modernizes HUD's inspection process
 - Standards had not been updated for over 20+ years
 - Addresses current industry concerns
 - Modernizes inspection technology
- Decrease administrative burden.

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NSPIRE -WHAT'S HAPPENED SO FAR



The timeline includes the following events:

- June 2022: HUD published version 2.2 of inspection standards for public comment.
- August 2022: HACSB submitted feedback to HUD with the goal of reducing the burden on owners, landlords, and staff.
- May 2023: HUD published the NSPIRE Final Rule in the Federal Register.
- September 2023: HUD delayed the implementation of NSPIRE.
- 1 Oct. 2024: Last day for all PHAs to fully implement NSPIRE standards.



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INSPECTION TYPES

- Inspections types will remain the same for our HCV program:
 - Initial
 - Annual
 - Biennial
 - Quality Control
 - Special/Complaint


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INSPECTION RESULTS

- HCV Inspections results will continue as Pass/Fail:
 - Each item inspected will have Deficiency Levels by severity and Correction Timeframes if failed:
 - Life-Threatening – 24 hours
 - Severe – 30 days
 - Moderate – 30 days
 - Low – will be noted on inspection results but does not represent a substantive health or safety risk for failure.



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INSPECTION STANDARDS

- Inspections standards changed from 13 to 8 inspection areas:
 - Fire Safety, Water Safety, Mold, Carbon Monoxide, Infestation, Lead-Based Paint, Structural, and Habitability. :
- Approximately 63 different standards
 - 180 possible deficiencies
- HACSB will continue to meet state and local standards that are more stringent requirements than NSPIRE.
- [NSPIRE Standards | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

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WHAT'S STAYING THE SAME

- Inspections still scheduled every 12 or 24 months (depending on the program)
- Pass/Fail results remain
- HACSB will inspect units before move in
- Majority of inspectable areas/items remain unchanged
- Life-threatening deficiencies still require 24-hour repair
- Continued assessment of deficiencies related to family health, function and operability.



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NSPIRE VS HQS - DIFFERENCES

- **New inspectable standard areas include:**
 - Exit signs in common areas
 - Onsite Call-for-Aid systems
 - Clothes dryer vents
 - Grab bars
 - Fire sprinkler systems
- **Removed some non-health and safety items: things that are only cosmetic or does not impact functionality.**
 - Non-Lead Based Paint is peeling or bubbling and the area is dry
 - Less than half of cabinets or drawers in a room are damaged
 - Flooring abnormalities: secure flooring that is lifting or cupping (as long as it not a trip hazard)



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NSPIRE VS HQS – DIFFERENCES CONTINUED

- **Life-threatening deficiencies**
 - Increased number of 24-hour fail items
 - Fail criteria is clear and objective
- **More stringent requirements on health and safety:**
 - Smoke alarms: 24 hour fail for missing smoke alarm in any bedroom or if missing from the hallway area
 - Fire doors will fail if there's a hole of any size (30 day fail)
 - Guardrails: Elevated to 24-hour fail for missing rail along a normal walkway with a drop on either side.
 - Electrical outlet or switch covers missing are a 24 hour fail.



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CURRENT 24-HOUR FAILS (LIFE-THREATENING)

- Lack of security of unit
- Ceiling in imminent danger of falling
- Major plumbing leaks or flooding
- Gas leaks or fumes
- Electrical problem that could cause shock or fire
- No heat when weather dictates
- Utilities turned off (Will be marked tenant or owner responsibility)
- No hot water
- Broken glass where it can cause injury
- Obstacle preventing tenant entrance or exit
- No functioning toilet in unit
- No working smoke or carbon monoxide detector on each floor
- Any other life-threatening issue cited by other agencies with jurisdiction

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*Only a partial list

NEW 24-HOUR FAILS (LIFE-THREATENING)

- Onsite Call-for-Aid system is blocked, cannot reach pull cord or does not work.
- Clothes dryer vent/duct is missing, restricts air flow or is not suitable material
- Outlet or switch cover is missing or has pieces missing
- Exit sign is damaged, missing, blocked, or does not light up
- Guardrail missing along walkway with 30-inch drop
- Fire sprinkler head is blocked, damaged, missing, corroded or painted over
- Heater/water heater flue vent is blocked, misaligned, or missing

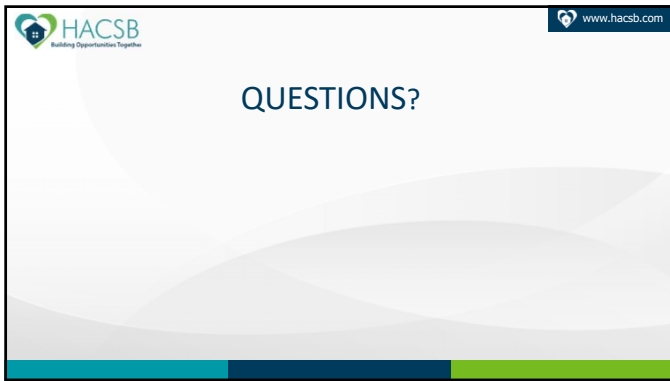
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NEXT STEPS

- HUD will be issuing additional program-specific notices to address implementation of NSPIRE standards.
- Pending software updates to conduct new inspections.
- Training of staff and inspectors.
- Tentative implementation date is August 1, 2024
- Notices will go out to participants and landlords as updates are released.

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HACSB
Building Opportunities Together

Meeting to Work Local Payment Standards
for 2023 & Review Amendments

• New Payment Standards eff 10/01/23

- MTW programs zip code list link: <https://hacsb.com/current-landlord-information/>
- EHV program zip code list link: <https://hacsb.com/emergency-housing-vouchers/landlords/>

Step 1:
Identify unit zip code and corresponding submarket in zip code table
Example: 92399 = Submarket 7

Step 2:
Locate submarket and bedroom size in Payment Standards table
Example: Submarket 7, 2-bedroom = \$2,357

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HACSB
Building Opportunities Together

www.hacsb.com

REMINDERS

- You must serve your tenant with a minimum 60-day notice of change in terms
 - HACSB must also receive a copy of the notice within 10 business days of you serving the notice
- Please note that any changes to utility and/or appliance responsibility will be subject to rent reasonableness and a new HAP Contract and Lease will be required
 - Please note that changes can also affect rent reasonableness and the approved contract rent may be reduced

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QUESTIONS

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RAFFLE

CONTACT US
LANDLORDINFO@HACSB.COM



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