



HQS to NSPIRE V

***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S EFFORTS TO
UPDATE HOUSING INSPECTIONS AND ENFORCE HEALTH AND SAFETY***

HQS – HOUSING QUALITY STANDARDS

- ▶ The goal of the Housing Choice Voucher Program (HCV) is to provide “decent, safe, and sanitary” housing at an affordable cost to low-income families.
- ▶ To accomplish this, program regulations set forth basic Housing Quality Standards (HQS) which all units must meet before assistance can be paid on behalf of a family and at least annually or biennially throughout the term of the assisted tenancy.
- ▶ HQS defines “standard housing” and establishes the minimum criteria necessary for the health and safety of program participants.

NSPIRE V

- ▶ NSPIRE inspections protocol is to *replace* HQS for the Housing Choice Voucher Program's inspection of record.
- ▶ The Department of Housing and Urban Development has been working with agencies to pilot test the next version of their physical inspections protocol, NSPIRE.
- ▶ What started out for Voucher programs as UPCS-V has evolved into this new inspection format: the National Standard for the Physical Inspections of Real Estate or NSPIRE.
- ▶ This protocol will be applied to ALL HUD-funded housing, including Low Rent Public Housing, Housing Choice Voucher program units and multifamily subsidies.
- ▶ Overall, the new protocol is designed to focus on resident safety in subsidized housing units and the pass/fail protocol codified in the Federal Registrar will still apply to HCVP unit inventories.

NSPIRE V

NSPIRE INSPECTABLE AREAS

- ▶ NSPIRE establishes the three inspectable areas of a REAC inspection into three easily identified locations:
 - ▶ Unit
 - ▶ Inside
 - ▶ Outside

This increases the usability of the standards and streamlines the inspection process.

- ▶ Goal is safe, habitable homes the items and components located inside the building, outside the building, and within the units of HUD housing must be functionally adequate, operable, and free of health and safety hazards.
- ▶ Eliminates potential subjectivity or ambiguity about a deficiency's location.
- ▶ Conditions are not grandfathered and must meet or exceed standards at the time of the inspection.



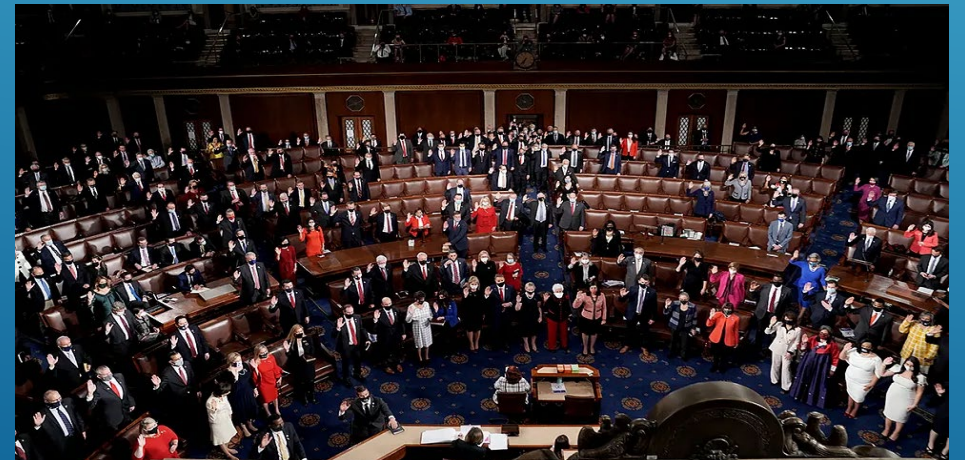
Photos By: HUD Flickr

Why Change?



Why Change?

- ▶ Congress mandated HUD to update the Housing Quality Standards (HQS) to reflect current advances in home inspections and the modernization of standards for health and safety threats in homes today.
- ▶ Through this initiative, HUD aims to clarify and streamline inspection processes for PHAs and inspectors while increasing owners' and tenants' access to detailed information about their homes.



Why Change?



CONGRESS WANTS A SINGLE INSPECTION PROCESS.



Congress wants data on inspections. HUD will be able to view uploaded photos of the unit taken during inspections.



Congress and other agencies realize having access to stable and affordable housing reduces healthcare costs, not only for the individual but also the community.



HUD believes housing/unit health has an enormous effect on personal health.

Why Change?

Former HUD Secretary Ben Carson, witnessed unit health issues firsthand as a doctor in Baltimore and former resident of public housing.

Marcia L. Fudge, Current HUD Secretary, said: “HUD is prioritizing the health and safety of our residents by taking this step for the first time in 20 years.”

NSPIRE will formally align expectations of housing quality and consolidate inspection standards across HUD programs to raise the bar for what conditions exist in HUD assisted properties. Everyone deserves to live in a home that is safe. Feedback on our scoring methodology will ensure that millions of homes across the nation are meeting our standards year-round.

NSPIRE is a relatively new model for physical inspections of real estate. Overall, it is aimed at reducing health and safety hazards in homes throughout the US, while also improving the quality of dwelling units. So it can achieve this goal, HUD’s framework prioritizes the condition of dwelling units, ensuring that the same expectations of housing quality can be achieved across multiple HUD programs.

**CHANGE IS ALWAYS
HARD AT FIRST.
BUT AMAZING
ONCE YOU
REACH THE END.**

GYMQUOTES.CO

Why Change?

CHANGE IS HARD, DIFFICULT, AND
TAKES TIME

WHY CHANGE?

CHANGE IS HARD, DIFFICULT,
AND TAKES TIME

Why Change?
Next Slides

"THE SECRET OF
CHANGE IS TO FOCUS
ALL OF YOUR ENERGY,
NOT ON FIGHTING THE
OLD, BUT ON BUILDING
THE NEW."

— *SOCRATES*

HOUSING CONDITIONS IN THE NEWS

HEADLINES

MEDIA HEADLINES

Make Improvements To Section 8 Housing



MEDIA HEADLINES



MEDIA HEADLINES



MEDIA HEADLINES



HUD weighs tougher inspections of public housing after complaints of substandard conditions

The first meeting with stakeholders on changes was 2 weeks after NBC News showed taxpayers are subsidizing families living in substandard conditions.



How Housing Policy Is Failing America's Poor

Section 8 was intended to help people escape poverty, but instead it's trapping them in it.

ALANA SEMUELS JUN 24, 2015



Judge reverses jury, clears
Hartford man of kidnapping
charge in phony drug deal...



Michelle Troconis, the
girlfriend of Fotis Dulos,
goes from possible alibi to...



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theories and evidence after
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Lawmakers say HUD is complicit in 'inhumane' conditions at Hartford housing project



By REBECCA LURYE

HARTFORD COURANT | MAR 11, 2019 | 6:02 PM | HARTFORD



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► [HUD says it's relocating people living in 'life-threatening' conditions at Jacksonville housing](#)

HUD says it's relocating people 'life-threatening' conditions at Jacksonville housing

By: Ryan Nelson , Action News Jax

Updated: May 3, 2019 - 7:03 PM

NSPIRE V

Improving the Quality of Affordable Housing

The proposed changes to the National Standards for the Physical Inspection of Real Estate (NSPIRE) signal a major overhaul of the physical inspection model used by the U.S. Department of Housing and Urban Development (HUD).

In order to manage the quality of affordable housing units, NSPIRE aims to transform HUD's approach to affordable housing with stronger standards, better inspections, greater insights, and healthier and safer homes for residents.

Why Change?



NSPIRE V

So it can accomplish this, HUD has prioritized six key areas in the proposed changes, as follows:

1. Prioritizing health, safety, and functional defects over appearance

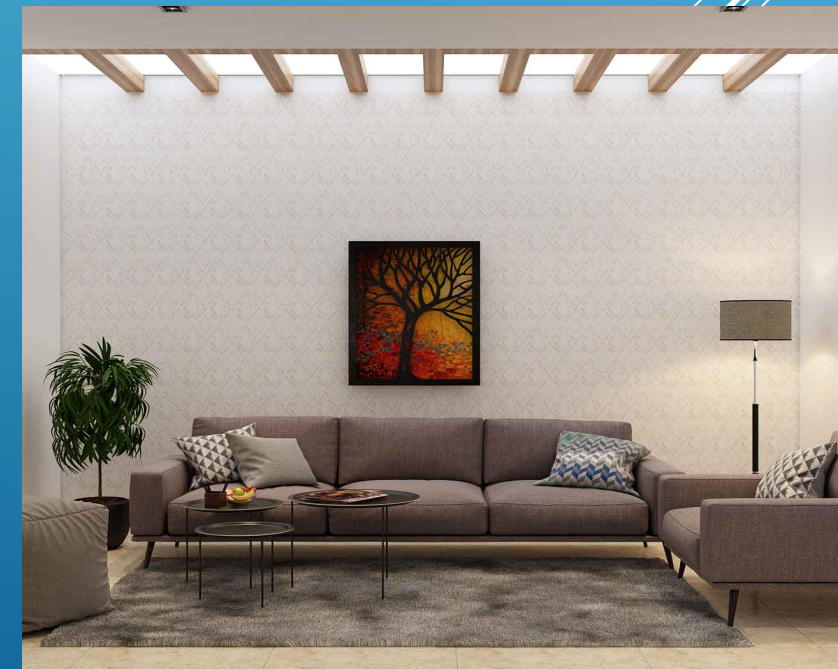
- Residents' health and safety should be the top priority when it comes to housing.
- By prioritizing these aspects, NSPIRE ensures that affordable housing units are safe and functional for residents to live in.
- NSPIRE discourages landlords from neglecting necessary repairs and maintenance in favor of minor cosmetic improvements.



NSPIRE V

2. Focusing on the areas where residents spend the most time: their units.

- NSPIRE ensures that the most critical aspects of residents' living conditions are given the highest priority.
- The condition of the units can have a significant impact on the quality of life for residents
 - NSPIRE's focus on unit inspections ensures that defects that directly affect residents' living conditions are identified and remedied promptly.



NSPIRE V

3. Improving sampling and providing a more accurate score for property conditions

By improving sampling and inspection methodologies, NSPIRE ensures that inspections are more accurate and comprehensive,

- Leads to a more accurate score for property conditions
- More accurate scores will enable HUD to identify and target areas that need improvement.
- It will also help HUD assess the overall quality of affordable housing properties across the states, counties and the nation.

Table 1 | Defect Impact Weights

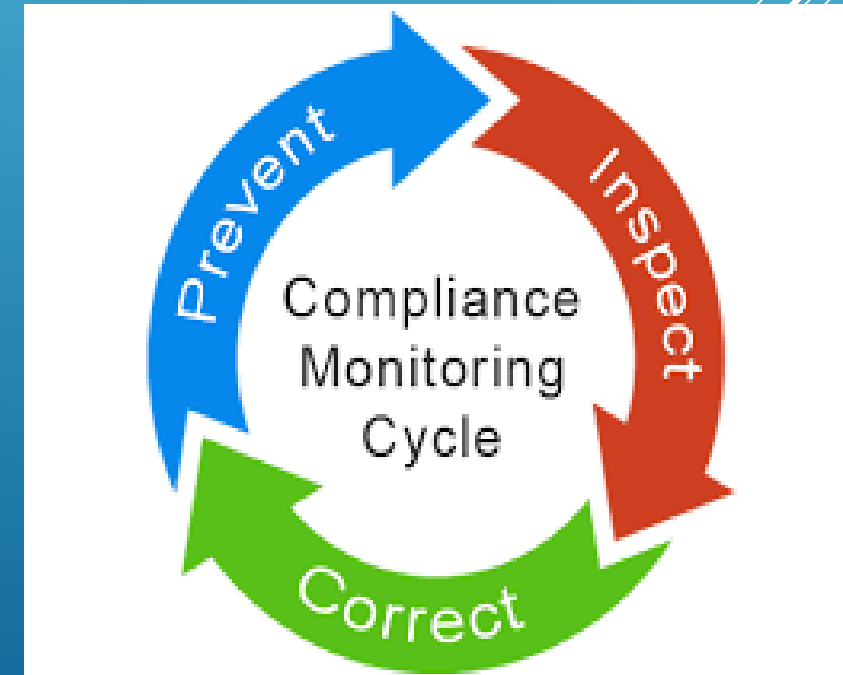
Defect severity category	Inspectable Area *		
	Outside	Inside	Unit
Life-Threatening (most severe)	49.6	54.5	60.0
Severe	12.2	13.4	14.8
Moderate	4.5	5.0	5.5
Low (least severe)	2.0	2.2	2.4

* Defect impact weights are rounded to the tenth place

NSPIRE V

4. Improving compliance monitoring and enforcement for failing scores

- NSPIRE ensures that landlords are held accountable for maintaining safe and functional housing for their residents.
 - This is a significant step because property owners who neglect necessary repairs and maintenance can negatively impact residents' health and safety.
- Help to deter landlords from neglecting their responsibilities as per the HUD regulations.



NSPIRE V

5. Aligning inspection standards across all HUD-assisted properties

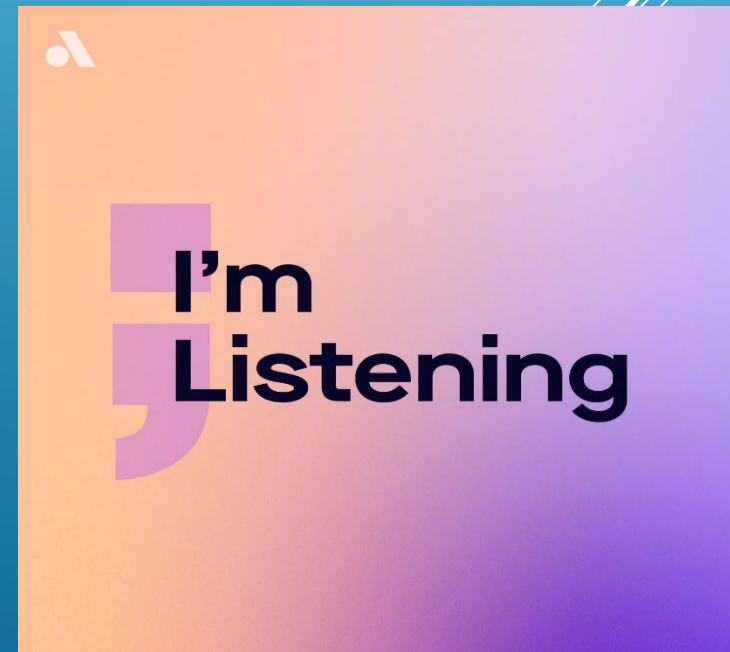
- This could be one of the most important factors as consistency is key!
- Through the alignment of inspection standards across all HUD-assisted properties, NSPIRE ensures consistency in inspections and scores across all affordable housing properties.
- This makes it easier for HUD to assess the overall quality of affordable housing properties, and it will ensure that all residents have access to safe and functional housing that is on par with other affordable housing units.



NSPIRE V

6. Incorporating resident feedback regarding the condition of units

- Although HUD has listened to residents for some time, putting in place a way to incorporate resident feedback ensures that residents' voices are heard at all times, and that their concerns are taken into account when assessing the quality of affordable housing properties.
- After all, residents are the ones who live in the properties and they are therefore most affected by the conditions. Making sure their feedback is heard will help HUD identify key areas that need improving.



CURRENT ISSUES



NSPIRE V

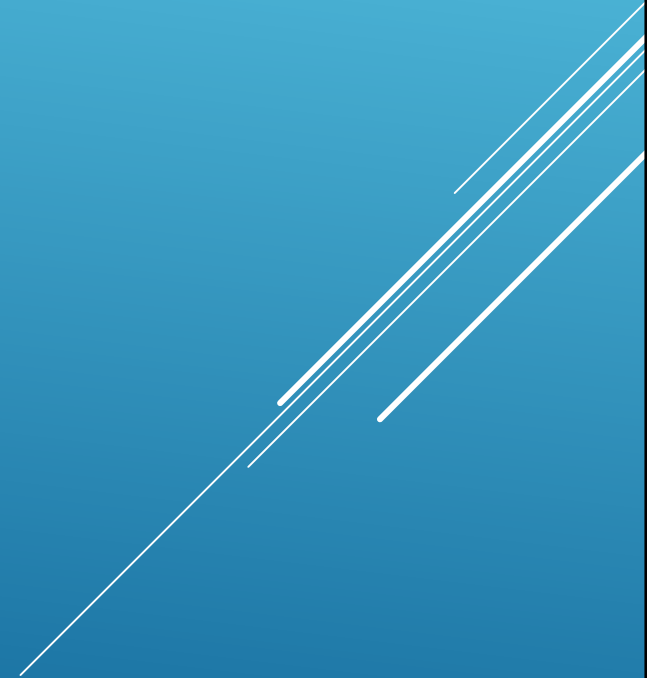
► NSPIRE

- Chimneys leaning away from buildings is a 24 hour fail item.
- Evidence of water infiltration (water stains, efflorescence etc.) is a fail item that must be addressed in 30-days. Light fixtures with plugs near water source require GFCI.
- Units that have gas, oil, wood appliances or attached garage, must have a CO detector within the immediate area of each sleeping area.
- Guard rails missing, too short or loose where required is a 24 hour fail.
- Evidence of infestation is a fail item. One live roach, bedbug, or mouse seen in two rooms is considered a severe infestation and 24 hour fail.
- 4 inches of mold like substance equates to a 30-day repair 1 sq. foot of mold equates to a 24 hour fail.

• NSPIRE

- GFCI are now required at all wet locations. This includes all other areas within 6 feet of a water source.
- Exterior unshielded wires is a 24 hour fail item.
- All repairs made within electrical systems must be completed with UL listed material, no caulking or foreign material is allowed.
- Sidewalks require clear path, no hanging vegetation or other obstruction is allowed.
- Refrigerators, any damage that impacts function is a defect, missing broken handles, broken missing shelves, etc. Oven requires at least one grate.
- Missing, detached or damaged dryer vents is a 24 hour fail. Plastic ducts being used is a 24 hour fail.
- Structural defects, in danger of falling, is a 24 hour fail.

HUD WANTS TO NSPIRE



NSPIRE



National



STANDARDS FOR THE



Physical



Inspection of



Real



Estate

Immediate information on the inspections sent to HUD's systems

Reports created or generated by HUD's system

REAC monitoring regions for inconsistency or common failures

Congress can monitor



Maintain Compliance With HCV Under New NSPIRE Standards

Multiple dates and times

Online, GoToWebinar

Maintain Compliance With HCV Under New NSPIRE Standards

Multiple dates and times

Online, GoToWebinar

Description

Webinar Dates (you'll select your exact date at checkout)

- Feb 17 (Saturday 10am to 12pm)
- April 18 (1pm to 3pm)
- May 22 (6pm to 8pm)
- June 27 (1pm to 3pm)
- All times are Central Time

This exclusive training, tailored for landlords, covers everything essential for maintaining compliance with HCV inspection standards, known as NSPIRE. It includes our exclusive NSPIRE Guidebook, user-friendly Compliance Checklists, HQS to NSPIRE "crosswalks," and more. The training, presented in straightforward language and supported by an extensive array of field photos, aims to equip you with the knowledge and tools needed to navigate the new inspection process confidently—without unnecessary expenditure of resources.

As you may already be aware, the NSPIRE-V ("V" for voucher) inspection standards signify a significant departure from the outdated HQS established in the 1970s. They prompt questions about inspection outcomes—whether they result in a "Pass" or "Fail"—and the timeline for completing repairs, whether within 24 hours or 30 days. Rest assured, this comprehensive webinar and accompanying material will provide you with a complete understanding of these new standards, helping prevent your apartments from receiving a "Fail."

Entire training is only \$149 and includes;

- Latest NSPIRE-V Guidebook (shipped to you)
- NSPIRE Compliance Checklist
- And more

[Register Here](#)

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Do you
feel
NSPIRE'd?

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