



Session 1 of the HOPWA NSPIRE Notice

FR-6469-N-01

National Standards for the Physical Inspection of Real Estate, Carbon Monoxide Detection Requirements, and Smoke Alarm Requirements: Implementation Guidance and Inspection Standards for the Housing Opportunities for Persons With AIDS Program

January 29, 2026

2:30 – 4:00 pm Eastern Time



Presenters and Panelists

Presenters: The Cloudburst Group

Steve Ellis, Senior Analyst

Panelists: HUD's Office of HIV Housing (OHH)

Lisa Steinhauer, Senior Program Specialist

Agenda

- Begin reviewing FR-6469-N-01, including:
 - Defining important terminology relevant to NSPIRE and implementation.
 - Reviewing changes to smoke alarm and carbon monoxide (CO) requirements for HOPWA-assisted units
 - Sharing some best practices to assist with operationalizing the materials
 - Outlining next steps to prepare for implementing NSPIRE

Disclaimer

We will **not** be reviewing the HOPWA NSPIRE standards during this webinar, only reviewing FR-6469-N-01.

- This includes not reviewing the new standards for smoke alarm and CO requirements.

Update: Compliance Extension

- Per FR-6469-N-01, the NSPIRE compliance date for the HOPWA program is 180 days after publication of the Notice to allow time for grantees and project sponsors to implement the changes.
- The HOPWA NSPIRE compliance date is **February 2, 2026**.

Summary and Purpose

Summary of FR-6469-N-01

- FR-6469-N-01 provides implementational guidance on:
 - NSPIRE physical inspection standards for the HOPWA program to implement the [Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate \(NSPIRE\) Rule](#), also known as the NSPIRE Final Rule, published May 11, 2023.
 - How to inspect HOPWA-assisted units for compliance with the NSPIRE Final Rule and how to ensure deficiencies are corrected, if needed.
 - Statutory requirements that require grantees to ensure each dwelling unit assisted under the HOPWA program contains installed qualifying CO alarms or detectors **and** smoke alarms.

Dates Applicable to FR-6469-N-01

- December 27, 2022 - HOPWA grantees were expected to comply with CO detection requirements.
- December 29, 2024 - HOPWA grantees were expected to comply with smoke alarm requirements.
- February 2, 2026- HOPWA grantees are expected to comply with the HOPWA NSPIRE standards no later than February 2, 2026.
 - Grantees do not need to wait until February 2, 2026 to update their policies and procedures and begin inspecting units under these standards.
 - Grantees should not implement NSPIRE until their policies and procedures are updated.
 - If implemented early, NSPIRE should be implemented for all applicable eligible activities and for the entire service area.
 - The grantee must document the chosen compliance date in program records.

Purpose of FR-6469-N-01: NSPIRE

- The NSPIRE rule established a new approach to defining and assessing housing quality by changing how HUD-assisted housing is inspected and evaluated.
 - The purpose of NSPIRE is to strengthen HUD's physical condition standards and improve HUD oversight through the alignment and consolidation of the inspection regulations used across multiple HUD programs.
- In the preamble to the NSPIRE rule, HUD explained that the Office of Community Planning and Development (CPD) would issue separate notices for the individual CPD programs, including the HOPWA program.
 - Therefore, the purpose of this notice is to provide the primary implementation guidance for the HOPWA program.
 - Warning: The guidance in this Notice should NOT be applied to other HUD or CPD programs.

Purpose of FR-6469-N-01: CO Detection and Smoke Alarms

- Rescinds [CPD-22-15](#) (Carbon Monoxide Alarms or Detectors in Housing Opportunities for Persons With AIDS (HOPWA)-Assisted Housing)
 - This Notice provides **updated** implementation guidance for CO alarms or detectors in HOPWA-assisted housing.
- Alerts grantees to an important new statutory requirement for smoke alarms under the HOPWA program that requires grantees ensure each dwelling unit assisted under the HOPWA program contains qualifying smoke alarms.
 - This Notice provides implementation guidance for smoke alarms in HOPWA-assisted housing.

The HOPWA NSPIRE Standards

The HOPWA NSPIRE Standards - Location

- The NSPIRE standards applicable to the HOPWA program (the “HOPWA NSPIRE Standards”) are available at: <https://www.regulations.gov/docket/HUD-2025-0210/document>

The screenshot shows the Regulations.gov website interface. At the top, the logo "Regulations.gov" is displayed with the tagline "Your Voice in Federal Decision Making". A "SUPPORT" button is in the top right corner. Below the header, there is a "Back to Search" link and a "NONRULEMAKING DOCKET" label. The main title of the document is "FR-6469-N-01 National Standards for the Physical Inspection of Real Estate, Carbon Monoxide Detection Requirements, and Smoke Alarm Requirements: Implementation Guidance and Inspection Standards for the Housing Opportunities for Persons With AIDS Program". Below the title, it states "Created by the Department of Housing and Urban Development". At the bottom, there is a section for "SUPPORTING & RELATED MATERIAL" with a link to "6469-N-01 HOPWA NSPIRE Standards". The footer of this section includes "Agency Department of Housing and Urban Development", "Posted Aug 5, 2025", and "ID HUD-2025-0210-0002".

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FR-6469-N-01 National Standards for the Physical Inspection of Real Estate, Carbon Monoxide Detection Requirements, and Smoke Alarm Requirements: Implementation Guidance and Inspection Standards for the Housing Opportunities for Persons With AIDS Program

Created by the Department of Housing and Urban Development

SUPPORTING & RELATED MATERIAL

[6469-N-01 HOPWA NSPIRE Standards](#)

Agency Department of Housing and Urban Development | Posted Aug 5, 2025 | ID HUD-2025-0210-0002

NSPIRE Applicability to the HOPWA Program

NSPIRE Applicability to the HOPWA Program - Regulations

- The NSPIRE Rule updated the HOPWA regulations at 24 CFR 574.310 to require all housing assisted with certain HOPWA activities to generally meet NSPIRE standards for HUD housing in 24 CFR 5.703.
 - NSPIRE requirements at 5.705 through 5.713 **do not** apply to HOPWA.
- NSPIRE applies to:
 - Acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services;
 - New construction;
 - Project or tenant-based rental assistance; and
 - Operating costs
- NSPIRE **does not** apply to short-term rent, mortgage, and utility (STRMU); permanent housing placement (PHP); supportive services; or housing information services.

Effective and Extended Compliance Date - Exceptions: CO Detection

- Updates to HOPWA CO detection requirements
 - Reminder: This Notice rescinds the previous CO Detection Notice and updates CO detection requirements for the HOPWA program.
 - Previous CO detection requirements provided under Chapters 9 and 11 of the 2018 International Fire Code have been replaced by NSPIRE CO detection standards.
- Implementation of updated CO detection requirements:
 - Grantees must ensure all HOPWA-assisted units meet applicable CO requirements in the new notice. Grantees can continue to use their current methods to ensure compliance with HOPWA CO requirements until the grantee is ready to implement HOPWA NSPIRE standards.

Effective and Extended Compliance Date - Exceptions: Smoke Alarms

- HOPWA smoke alarm requirements took effect December 29, 2024.
 - This Notice updates previous smoke alarm requirements outlined in [Pub. L. 117 – 328 \(2022\)](#) with NSPIRE smoke alarm standards.
- Implementation of updated smoke alarm requirements:
 - Grantees must ensure all HOPWA-assisted units meet applicable smoke alarm requirements in the new notice. If the grantees already have an established method to meet smoke alarm requirements, it can continue to use their current methods to ensure compliance until ready to implement HOPWA NSPIRE standards.
 - However, grantees are encouraged to adopt the HOPWA NSPIRE smoke alarm standards immediately to ensure compliance.

Effective and Extended Compliance Date - Exceptions

- A housing unit that continues to meet the HOPWA housing quality standards that applied when the eligible family moved into that housing unit before NSPIRE implementation **shall not** be required to meet NSPIRE requirements until the family moves into a new unit on or after February 2, 2026 (or when a grantee elects to implement HOPWA NSPIRE standards).
 - **Example 1:** A family assisted with TBRA moved into a unit in April 2018. As long as the family remains in that unit, the unit will not need to meet HOPWA NSPIRE standards until the family moves on or after February 2, 2026 (or when a grantee elects to implement NSPIRE).
 - **Example 2:** A family moved into a unit assisted with leasing and/or operating in May 2025. As long as the family remains in that unit, the unit will not need to meet NSPIRE standards until the family moves on or after February 2, 2026 (or when the grantee elects to implement NSPIRE).
 - In both examples, as long as the same assisted family remains in that unit, the unit should be inspected under the previous housing quality standards.
 - **Example 3:** A family moved into a unit assisted with leasing and/or operating in April 2025. A new HOPWA-eligible family moves into the same unit in April 2026.
 - The unit will need to be inspected under HOPWA NSPIRE for the new family, as the family moved in after February 2, 2026.

Effective and Extended Compliance Date – Exceptions (cont.)

- Please note that a previously assisted unit **shall not** be required to meet NSPIRE standards as long as an already assisted family remains in that unit; therefore, a grantee **cannot** require that these grandfathered units meet NSPIRE standards.
- For a facility with multiple HOPWA-funded units, providers may need to use different sets of inspection standards depending on the date the unit was occupied by the family.
 - Some units will be inspected under previous HOPWA Housing Standards, while other units are inspected under HOPWA NSPIRE standards.
- Please note that once **any** unit in a facility needs to comply with HOPWA NSPIRE standards, the inside and outside standards must be applied to all units in the facility.

HOPWA NSPIRE Standards - Affirmative Requirements and Health and Safety Concerns

HOPWA NSPIRE Standards - Affirmative Requirements



Affirmative Requirements

- Affirmative requirements are the basic requirements that must be met for HOPWA housing assistance to be provided in a unit.
- The NSPIRE Rule provides the minimum, or affirmative, habitability requirements for each inspectable area (Unit, Inside, and Outside) at 24 CFR 5.703(b) through (d).
 - The HOPWA NSPIRE Standards further clarify and operationalize these affirmative requirements.
- Housing that does not meet affirmative requirements for each inspectable area would not pass an inspection and therefore would not be eligible for occupancy with HOPWA assistance.

Inspectable Areas - Inside 24 CFR 5.703(b)

- Inside of HUD housing (or “inside areas”) refers to the common areas and building systems that can be generally found within the building interior **and are not inside a unit**.
 - Examples of “inside” common areas may include, basements, interior or attached garages, enclosed carports, restrooms, closets, utility rooms, mechanical rooms, community rooms, day care rooms, halls, corridors, stairs, shared kitchens, laundry rooms, offices, enclosed porches, enclosed patios, enclosed balconies, and trash collection areas.
 - Examples of building systems include those components that provide domestic water such as pipes, electricity, elevators, emergency power, fire protection, HVAC, and sanitary services.



Inspectable Areas - Outside 24 CFR 5.703(c)

- Outside of HUD housing (or “outside areas”) refers to the building site, building exterior components, and any building systems located **outside of the building or unit**.
 - Examples of “outside” components may include fencing, retaining walls, grounds, lighting, mailboxes, project signs, parking lots, detached garage or carport, driveways, play areas and equipment, refuse disposal, roads, storm drainage, non-dwelling buildings, and walkways.
 - Components found on the exterior of the building are also considered outside areas, and examples may include doors, attached porches, attached patios, balconies, car ports, fire escapes, foundations, lighting, roofs, walls, and windows.



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Inspectable Areas - Unit 24 CFR 5.703(d)

- A Unit (or “dwelling unit”) of HUD housing refers to the interior components of an individual unit.
 - Examples of components included in the interior of a unit may include the balcony, bathroom, call-for-aid (if applicable), carbon monoxide devices, ceiling, doors, electrical systems, enclosed patio, floors, HVAC (where individual units are provided), kitchen, lighting, outlets, smoke detectors, stairs, switches, walls, water heater, and windows.



Affirmative Requirements for Inside, Outside, and Unit

Table	Area	Deficiency Number	Deficiency Description	Unit	H&S	Timeframe	Inside	H&S	Timeframe	Outside	H&S	Timeframe
1	Bathtub and Shower	5	Bathtub cannot be used in private.	X	Moderate	30 days						
2	Cabinet and Storage	1	Food storage space is not present.	X	Moderate	30 days						
4	Carbon Monoxide	1	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	X	Life Threatening	24 hours						
8	Cooking Appliance	3	Primary cooking appliance is missing.	X	Moderate	30 days						
15	Electrical - GFCI/AFCI	3	An unprotected outlet is present within six feet of a water source.	X	Severe	30 days	X	Severe	30 days	X	Severe	30 days
24	Food Preparation	1	Food preparation area is not present.	X	Moderate	30 days						
28	Guardrail	1	Guardrail is missing or not installed.	X	Life Threatening	24 hours	X	Life Threatening	24 hours	X	Life Threatening	24 hours
30	HVAC	1	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.	X	Life Threatening	24 hours						
		2	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.	X	Severe	30 days						
		4	Unvented space heater that burns gas, oil, or kerosene is present.	X	Life Threatening	24 hours	X	Life Threatening	24 hours			
		7	The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.	X	Moderate	30 days						
		9	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.				X	Moderate	30 days			
37	Lighting - Interior	3	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.	X	Moderate	30 days	X	Moderate	30 days			
38	Minimum Electrical and Lighting	1	At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.	X	Moderate	30 days						
43	Refrigerator	3	Refrigerator is missing	X	Moderate	30 days						
47	Sink	4	Cannot activate or deactivate hot or cold water.	X	Moderate	30 days						
		5	Sink is missing or not installed within the primary kitchen	X	Moderate	30 days						
48	Smoke Alarm	1	Smoke alarm is not installed where required.	X	Life Threatening	24 hours	X	Life Threatening	24 hours			
52	Toilet	6	Toilet cannot be used in private.	X	Moderate	30 days						

NSPIRE Standards - Health and Safety Concerns



Health and Safety Concerns

- Per 24 CFR 5.703(e), the Inside, Outside, and Unit must be free of health and safety hazards that pose a danger to residents.
- Once implemented, HOPWA grantees and project sponsors **must** inspect housing for health and safety deficiencies through the HOPWA NSPIRE Standards.
- The HOPWA NSPIRE Standards incorporate the following Health and Safety categories and help establish correction timeframes for each deficiency as outlined in the NSPIRE standards:
 - Life-threatening
 - Severe
 - Moderate
 - Low

Health and Safety Concerns - Life Threatening

- The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to a resident.
 - Life-threatening deficiencies must be corrected **within 24 hours** after such notice has been provided to the landlord or owner.

Deficiency 2 – Carbon Monoxide Alarm: Unit	
Deficiency	Carbon monoxide alarm is obstructed.
Deficiency Criteria	Carbon monoxide alarm is obstructed.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
Inspection Pass/Fail	Fail

Health and Safety Concerns - Severe

- The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.
 - Severe deficiencies must be corrected within 30 days **or the approved extension** after such notice has been provided to the landlord or owner.

Deficiency 1 – Cooking Appliance: Unit	
Deficiency	Cooking range, cooktop, or oven does not ignite or produce heat.
Deficiency Criteria	No burner on the cooking range or cooktop produces heat.
	OR
	The oven does not produce heat.
Health and Safety Determination	Severe
Correction Timeframe	30 days
Inspection Pass/Fail	Fail

Health and Safety Concerns - Moderate

- The Moderate category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.
 - Moderate deficiencies must be corrected within 30 days or the approved extension after such notice has been provided to the landlord or owner.

Deficiency 1 – Door – Entry: Unit	
Deficiency	Entry door will not open.
Deficiency Criteria	Entry door will not open.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
Inspection Pass/Fail	Fail

Health and Safety Concerns - Low

- The Low category includes deficiencies critical to habitability but not presenting a substantive health or safety risk to the resident.
 - **Most low deficiencies, even if present, will not result in a fail, except:**
 - **Cooking Appliance: Inside, Deficiency 1**
 - **HVAC: Inside, Deficiency 3**
 - Low deficiencies should be corrected within 60 days, an amount determined by grantee policies and procedures, or the approved extension after such notice has been provided to the landlord or owner.
 - Except for the two low deficiencies listed above, if a landlord does not correct the low deficiency, a unit should still pass.

Deficiency 2 – Bathtub and Shower: Inside	
Deficiency	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.
Deficiency Criteria	A bathtub or shower is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Inside that is operational.
Health and Safety Determination	Low
Correction Timeframe	60 days or determined by grantee policies and procedures
Inspection Pass/Fail	Pass

Health and Safety Concerns - Establishing Timeframes

- All grantees must establish policies and procedures for housing inspections to ensure compliance with the requirements outlined in this notice.
- Grantees should consider local housing codes when establishing a correction timeframe in policies and procedures.
- Grantees may choose to shorten the established correction timeframes for a deficiency, but grantees should not allow longer correction timeframes than established without documented justification and policies and procedures that support longer correction timeframes.
 - Longer correction timeframes are only permissible with documented justification for Severe, Moderate, and Low deficiencies.

Health and Safety Concerns - Failed Inspections

- If a Life-Threatening deficiency is not corrected within the timeframe provided or Severe, Moderate, or the two low (fail) deficiencies is not corrected within the timeframe provided or approved extension period, the HOPWA grantee or project sponsor should take action in accordance with the rental assistance payment agreement, which can include abatement (withholding) of assistance payments, termination of the HAP agreement, and/or family relocations.
 - Abatement means stopping HAP/HOPWA payments to an owner with **no potential for retroactive payment.**
- Grantees should have clear policies and procedures for how to address a failed inspection, especially if the family needs or wants assistance relocating, whether temporarily while an issue is being addressed, or permanently if the issue cannot/will not be addressed.

Health and Safety Concerns - Abatement Example

- Abatement Example:
 - July HAP is paid on July 1 while the annual inspection is scheduled for July 10
 - On July 10th, the inspector finds a number of Severe Health and Safety deficiencies and notifies the owner/landlord via phone call and email on July 10th of these deficiencies, what needs to be done to correct the deficiencies, and when any corrections must happen (by August 10th).
 - The inspector also sends a letter dated July 11th that verifies information shared on July 10th, including the agency's abatement policy and how to avoid abatement.
 - August HAP is paid on August 1; the agency includes a reminder letter with the HAP check regarding Severe deficiencies, what needs to be done to correct the deficiencies, when corrections must happen, and a reminder of the abatement policy.

Health and Safety Concerns - Abatement Example (continued)

- Abatement Example:
 - As of August 10th, the landlord still has not corrected the Severe deficiencies, so the HOPWA program notifies the landlord that it will begin its abatement process.
 - If the landlord corrects the issue before September 1, September HAP can be paid without abatement; if the issues are corrected after September 1, the program will begin to abate HAP for each day the deficiencies aren't corrected.
 - The landlord finally corrects the issues and notifies the program on September 14th; the inspector confirms the deficiency corrections on September 15th.
 - Because of abatement, the HOPWA program will only pay the landlord for **half** of September HAP (as the unit passed inspection for half of September); the landlord **cannot** be paid for the lost half of September's HAP due to abatement.

Health and Safety Concerns - Failed Inspections and New Units

- HOPWA grantees and project sponsors may use the housing information services budget line item to assist the household in locating a new unit and the permanent housing placement budget line item for security deposits or other move-in fees, if needed.
 - Reminder: A failed unit means assistance cannot be provided to the unit, but it does not void a lease, terminate a HAP agreement, nor force a family to move from the unit. The family would only be required to move if required by state/local law (due to code issues) or if the family would like to retain assistance.

Health and Safety Concerns - Failed Inspections Policies

- HOPWA grantees should ensure policies and procedures are updated for circumstances where a unit does not pass inspection, especially:
 - Documentation of inspection date
 - Documentation method(s) of notification to the owner/landlord
 - Timeframe to correct deficiencies/request additional time (if applicable)
 - Process to request a re-inspection/verification of deficiencies being corrected
 - Abatement policy
 - Termination of HAP agreement
 - Use of other HOPWA budget line items and the procedures to help a family find and move into another unit

Next Steps

Next Steps for Implementation of HOPWA NSPIRE Standards

- Attend the 2nd HOPWA NSPIRE Notice Session
- Read and study [FR-6469-N-01 National Standards for the Physical Inspection of Real Estate, Carbon Monoxide Detection Requirements, and Smoke Alarm Requirements: Implementation Guidance and Inspection Standards for the Housing Opportunities for Persons With AIDS Program](#)
- Read and study the HOPWA NSPIRE standards as found in [Attachment to Docket No. FR-6469-N-01: HOPWA NSPIRE Standards](#)
- Reach out to the HOPWA AAQ with questions
- More information coming soon!

HOPWA Technical Assistance and Ask-A-Question

Get Assistance!

HOPWA Technical Assistance (TA)

- HUD Exchange at: <https://www.hudexchange.info/program-support/technical-assistance/>

Get Answers!

Submit a question to the HOPWA Ask-A-Question (AAQ) desk

- Grantees and Project Sponsors may ask HOPWA-related questions through the HOPWA AAQ: [HOPWA Ask A Question \(AAQ\) Portal](#)

Final Questions

