

## **Notice to all HCV Landlords and Participants:**

HUD is making changes to the inspection process for Housing Authorities. The new inspection procedure is called NSPIRE - National Standards for the Physical Inspection of Real Estate and will replace HQS - Housing Quality Standards as the inspection standard for the Section 8 (HCV) and Project Based (PBV) programs effective January 1, 2024.

Please note that under NSPIRE the use of unvented, fuel-burning space heaters will no longer be allowed because of the risk of carbon monoxide exposure. Prior approval will be rescinded effective January 1, 2024 and such space heaters **must be removed and replaced with an appropriate heating source as soon as possible, but no later than December 31, 2023.**

Per HUD any initial (new admission) inspection that occurs on or after October 1, 2023, PHAs may not execute a new Housing Assistance Payments (HAP) contract for a unit with an unvented, fuel-burning space heater. The owner must provide an appropriate heating source prior to HAP contract execution.

For inspections that occur on or after January 1, 2024, the presence of an unvented, fuel-burning space heater will be considered a failed item under HQS that the owner must correct in accordance with regulatory requirements and GHA-established time frames. The owner must remove and replace with an appropriate heating source no later than December 31, 2023.

GHA will be reaching out to landlords in the near future to provide information and training on these new HUD regulations.