

Handouts & Resources

*Property Standards for  
HOME-Assisted Housing*

HOME Monitoring Training  
As of Spring 2021





## Property Standards for HOME-Assisted Housing

Upon completion, HOME rental and homebuyer housing must meet the following requirements, per 24 CFR 92.251		Documentation
<b>New Construction</b>	<ul style="list-style-type: none"> <li>State/local codes &amp; standards; or, in their absence, International Residential Code or International Building Code of the International Code Council, for the property type</li> <li>Accessibility, per Section 504 of the Rehabilitation Act of 1973 (24 CFR part 8); Titles II and III of the American Disabilities Act; and, for multifamily dwellings, design and construction requirements of the Fair Housing Act (24 CFR 100.205)</li> <li>Disaster mitigation, as applicable</li> <li>Broadband infrastructure for buildings with five or more units, if HOME funds committed after 1/19/2017, except in limited situations when PJ makes exception</li> </ul>	<ul style="list-style-type: none"> <li>Scope of work in construction contract and related documents – must be in sufficient detail to perform inspection and determine costs are reasonable</li> <li>Plans and specifications               <ul style="list-style-type: none"> <li>Consistent with scope of work</li> <li>Evidence of accessibility, as applicable</li> <li>Evidence of broadband infrastructure, as applicable</li> </ul> </li> <li>Progress inspection(s) reports – must verify compliance with standards and scope of work in construction contract</li> <li>Final inspection report – must verify compliance with applicable property standards upon completion</li> <li>Evidence of disaster mitigation, as applicable</li> </ul>
<b>Rehabilitation</b>	<ul style="list-style-type: none"> <li>PJ's written rehabilitation standards - details methods, materials, &amp; requirements. Must include:               <ul style="list-style-type: none"> <li>State/local codes &amp; standards, or in their absence, International Existing Building Code of the International Code Council for the property type</li> <li>Health and safety -life threatening deficiencies that must be addressed immediately if housing is occupied</li> <li>Evaluation of remaining useful life of major systems                   <ul style="list-style-type: none"> <li><i>For rental housing with more than 26 units</i> in project, capital needs assessment required</li> <li><i>For rental housing</i>, if remaining useful life is less than affordability period, system must be replaced as part of rehab or sufficient capital reserves must be set aside for replacement later</li> <li><i>For homeownership housing</i>, upon completion, each major system must have remaining useful life of 5 year minimum, or the major system(s) must be rehabilitated or replaced as part of the rehabilitation work</li> </ul> </li> <li>Lead-based paint (pre-1978 housing), per 24 CFR part 35</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Initial (pre-rehab) inspection report – to identify deficiencies to be addressed in rehab (i.e., scope of work)</li> <li>Scope of work in construction contract and related documents – must be in sufficient detail to ensure compliance with rehab standard and correct deficiencies identified in initial inspection</li> <li>Plans and specifications               <ul style="list-style-type: none"> <li>Consistent with scope of work evidence of accessibility, if applicable</li> <li>Evidence of broadband infrastructure, for rental housing, as applicable</li> </ul> </li> <li>Progress inspection(s) reports – must verify compliance with standards and scope of work in construction documents</li> <li>If lead paint present – evidence of evaluation and treatment of paint per 24 CFR part 35 along with clearance and issuance of all required notices</li> <li>Final inspection report – must verify compliance with PJ's written rehab standards</li> <li>Evidence of disaster mitigation, as applicable</li> </ul>



	<ul style="list-style-type: none"> <li>○ Accessibility, per Section 504 of the Rehabilitation Act of 1973 (24 CFR part 8); Titles II and III of the American Disabilities Act; and, for multifamily dwellings, design and construction requirements of the Fair Housing Act (24 CFR 100.205)</li> <li>○ Disaster mitigation, as applicable</li> <li>○ Housing must be decent, safe, sanitary and in good condition; must correct certain minimum deficiencies based on inspectable items and areas in HUD’s Uniform Physical Condition Standards, as identified by HUD</li> <li>○ Broadband infrastructure, for buildings with 5 or more units that are substantially rehabilitated (as defined in 24 CFR 5.100), if HOME funds committed after 1/19/2017, except in limited situations if PJ makes exception</li> </ul>	
<b>Acquisition</b>	<ul style="list-style-type: none"> <li>● For <b>rental housing</b> that will be acquired:             <ul style="list-style-type: none"> <li>○ New construction standards apply when housing was newly constructed within 12 months of commitment date</li> <li>○ Rehabilitation standards apply when housing was rehabilitated within 12 months of commitment date</li> <li>○ PJ must inspect property within 90 days of commitment. If housing does not meet standards, it must be rehabbed to meet rehab standards</li> </ul> </li> <li>● For <b>homeownership</b> units that will be acquired:             <ul style="list-style-type: none"> <li>○ Housing must meet PJ-established standards of decent, safe, sanitary and in good repair at the time title is transferred to the buyer.</li> <li>○ PJ standard must include state and local standards and must address, at a minimum, specific deficiencies based on inspectable items and areas in HUD’s Uniform Physical Condition Standards, as identified by HUD</li> <li>○ PJ must inspect property within 90 days of commitment. If housing does not meet standards, it must be rehabbed to meet rehab standard</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● Approved building plans and certificate of occupancy, if recently constructed or rehabilitated</li> <li>● Copy of property inspection report, no earlier than 90 days before the commitment of HOME funds for acquisition</li> </ul>
<b>Manufactured Housing - new or replacement unit (reconstruction)</b>	<ul style="list-style-type: none"> <li>● Manufactured Home Construction and Safety Standards codified at 24 CFR part 3280 (pre-empts State and local codes that do not meet federal standards)</li> <li>● Applicable State and local laws or codes for manufactured housing; in their absence, must follow manufacturer's instructions for installation</li> <li>● Permanent foundation must comply with 24 CFR 203.43f(c)(i)</li> </ul>	<ul style="list-style-type: none"> <li>● Copy of inspection report, per PJ’s inspection procedures</li> <li>● Title search or land records search showing land ownership by manufactured housing unit owner; or if manufactured housing unit owner is leasing the land on which the unit sits, copy of lease</li> </ul>



	<ul style="list-style-type: none"> <li>• At completion, unit must be connected to permanent utility hook-ups</li> <li>• Manufactured housing unit owner must own land where unit is installed, or have lease for length of affordability period, at minimum</li> <li>• <i>For rehab of existing manufactured housing:</i> <ul style="list-style-type: none"> <li>○ Foundation and anchoring must meet applicable State and local codes and requirements; in their absence, it must meet Model Manufactured Home Installation Standards at 24 CFR part 3285</li> <li>○ Upon completion, unit must meet PJ's written rehabilitation standard, described under <i>Rehabilitation</i> above</li> </ul> </li> <li>• See Notice CPD-03-05, <i>Guidance on Manufactured Housing under the HOME Program</i> for more information on the standards that apply to manufactured housing.</li> </ul>	
<b>Ongoing Property Condition Standards (Rental housing)</b>	<ul style="list-style-type: none"> <li>• PJ-established standards to ensure property remains in decent, safe, and sanitary condition throughout affordability period</li> <li>• Must include: <ul style="list-style-type: none"> <li>○ Compliance with State/local codes and standards; or in their absence, address inspectable items and areas from the Uniform Physical Conditions Standards (UPCS), as identified by HUD</li> <li>○ Health &amp; safety – must be free of health and safety defects; life-threatening defects must be addressed immediately</li> <li>○ Ongoing compliance with lead-based paint requirements, per 24 CFR part 35</li> </ul> </li> <li>• For projects with HOME funding commitments made prior to 1/24/15, all applicable State or local housing quality standards or code requirements apply; absent such standards/codes, the housing must meet the HUD housing quality standards at 24 CFR 982.401</li> </ul>	<ul style="list-style-type: none"> <li>• Annual certification by owner that units are suitable for occupancy</li> <li>• PJ inspection procedures that include: <ul style="list-style-type: none"> <li>○ Inspection checklists</li> <li>○ Description of how and by whom inspections will occur</li> <li>○ Frequency of inspections</li> <li>○ Procedures for training and certifying inspectors</li> <li>○ Procedures for ensuring timely corrective and remedial action by owners to correct deficiencies.</li> </ul> </li> <li>• Inspection reports to determine if property meets applicable standards <ul style="list-style-type: none"> <li>○ If deficiencies found, re-inspection report(s) conducted within 12 months to show deficiencies are corrected, or other documentation for non-hazardous deficiencies</li> <li>○ Inspections dated w/in 12 months of completion &amp; at least every 3 years during affordability period</li> </ul> </li> </ul>
<b>Tenant-based Rental Assistance Programs</b>	<ul style="list-style-type: none"> <li>• HUD housing quality standards at 24 CFR 982.401</li> </ul>	<ul style="list-style-type: none"> <li>• Inspection report prior to initial move-in</li> <li>• Annual re-inspection reports for duration of tenancy</li> </ul>

*NOTE: On January 13, 2021, HUD issued a Proposed Rule related to the implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE). This proposed Rule would revise the way HUD-assisted housing is inspected and evaluated. It proposes to align and consolidate the inspection regulations used to evaluate HUD housing and create a unified assessment of housing quality across HUD programs. Any changes to the HOME property standards requirements that may result from these efforts will be announced on the HUD Exchange.*