

- 24 CFR 982.401, including the subsequent changes made by the HOTMA voucher final rule.
 - 24 CFR part 982 subpart M, including the subsequent changes made by the HOTMA voucher final rule, except 24 CFR 982.628(d).
 - 24 CFR 983.3, definition of *Housing Quality Standards (HQS)*, including the subsequent changes made by the HOTMA voucher final rule.
 - 24 CFR 983.101(a)–(b), including the subsequent changes made by the HOTMA voucher final rule.
- All other changes are in effect as required by the NSPIRE and HOTMA voucher final rules.

FOR FURTHER INFORMATION CONTACT:

Dana Kitchen, Real Estate Assessment Center, Office of Public and Indian Housing, Department of Housing and Urban Development, 550 12th Street SW, Suite 100, Washington, DC 20410–4000; telephone (612) 370–3089 (this is not a toll-free number), email REAC_TAC@hud.gov. HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn how to make an accessible telephone call, please visit: <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION:

I. Background

Many PHAs administering the HCV, PBV, and Mod Rehab programs currently use HQS for inspections, previously defined at 24 CFR 982.401. HUD’s Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for Physical Inspection of Real Estate (NSPIRE) final rule (“NSPIRE final rule”) (88 FR 30442), published on May 11, 2023, includes amendments to 24 CFR parts 882, 982, and 983 (among others), effective October 1, 2023. HUD has delayed the compliance date for the HCV, PBV, and Mod Rehab programs twice. In September 2023 (88 FR 66882), the compliance date was delayed until October 1, 2024, and in July 2024 (89 FR 55645), the compliance date was delayed until October 1, 2025. These delays allowed PHAs additional time to implement NSPIRE.

With this notice, HUD has included specific provisions to clarify the intent of the extension. Reference to the Housing Opportunities Through Modernization Act (HOTMA) voucher final rule (89 FR 38224) is due to its subsequent amendments to many of the NSPIRE final rule provisions and definitions. For example, the NSPIRE

final rule changed 24 CFR 982.4, definition of *Housing quality standards (HQS)*, and the HOTMA voucher final rule subsequently amended it further to include HUD-approved variations. With this notice, PHAs are not required to comply with the specific provisions that change the definition of HQS until February 1, 2027.

However, other provisions included in the NSPIRE final rule (whether amended by HOTMA or not), such as 24 CFR 982.352(b)(1)(iv)(A)(3), which references the duties of independent entities in PHA-owned eligible housing, became effective as required and are not included in the provisions extended by this notice.

II. Basis for Delay of Compliance Date

Through this notice, HUD further delays the compliance date for the HCV, PBV, and Mod Rehab programs until February 1, 2027. HUD continues to encourage PHAs that are ready to implement NSPIRE to proceed with implementation at their earliest convenience; however, HUD has determined that additional time is necessary for many PHAs to implement NSPIRE for the HCV, PBV, and Mod Rehab programs. This extension will provide PHAs with additional time to train their staff, communicate with landlords, and access additional technical assistance from HUD to support their transition to the NSPIRE standards.

PHAs and industry groups representing PHAs have reported to HUD their concerns related to landlord participation in the HCV and PBV programs. PHAs continue to face challenges in recruiting and retaining private landlords. Many PHAs report experiencing a significant loss in landlord participation and fear that a major change to the inspection processes and standards may exacerbate the problem. PHAs have urged HUD to consider additional delays to allow them more time to transition their staff and landlords/owners to the NSPIRE standards. Additionally, PHAs report that many private software vendors have not finished developing their NSPIRE-related inspection products for the PHAs, and, because HUD has paused the release of its inspection application, some PHAs may need additional time to prepare for another option.

III. Instructions for PHAs With HCV, PBV, and Mod Rehab Programs

All PHAs that have implemented NSPIRE, but have not yet notified HUD, should notify HUD of the date they transitioned to NSPIRE. In addition, PHAs that have not implemented

NSPIRE, should notify HUD of the date they plan to implement NSPIRE. These notifications are to be sent via email to NSPIREV_AlternateInspection@hud.gov with a courtesy copy to their field office representative. The email’s subject line should read “Notification of NSPIRE Implementation, [PHA code],” and the body of the email should include the PHA name, PHA code, and the date the PHA implemented NSPIRE or plans to implement NSPIRE (the date shall be no later than February 1, 2027). Regardless of implementation date, PHAs are reminded that the NSPIRE standards¹ for installing carbon monoxide devices and smoke alarms still apply as they implement statutory mandates under the Consolidated Appropriations Act, 2021² and 2023,³ respectively. More information regarding carbon monoxide devices and smoke alarms can be found in the forthcoming PIH notice.

IV. Conclusion

HUD extends the compliance date for the changes made to 24 CFR parts 882, 982, and 983 listed in the **DATES** section of this notice to February 1, 2027, at which time PHAs subject to these parts must comply with the NSPIRE final rule. Until February 1, 2027, PHAs may choose to comply with the provisions of these parts as amended by the NSPIRE final rule, which existed prior to October 1, 2023 (“HQS as previously defined”).

Benjamin Hobbs,

Principal Deputy Assistant Secretary for Public and Indian Housing.

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–6086–N–11]

Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE); Extension of NSPIRE Compliance Date for CPD Programs

AGENCY: Office of Community Planning and Development, U.S. Department of

¹ NSPIRE Standards: <https://www.hud.gov/react/nspire-standards>.

² Section 101, “Carbon Monoxide Alarms or Detectors in Federally Insured Housing” of Title I of Division Q, Financial Services Provisions and Intellectual Property, of the Consolidated Appropriations Act, 2021, Public Law 116–260, 134 (2020).

³ Section 601, “Smoke Alarms in Federally Assisted Housing” of Title VI of Division AA, Financial Services Matters, of the Consolidated Appropriations, 2023, Public Law 117–328 (2022).

Housing and Urban Development (HUD).

ACTION: Notice.

SUMMARY: This notice further extends the compliance date for HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) final rule for Community Planning and Development (CPD) programs. Specifically, the Department is extending the compliance date for the Emergency Solutions Grants (ESG), Continuum of Care (CoC) HOME Investment Partnerships Program (HOME), and Housing Trust Fund (HTF) programs ("CPD programs"), until October 1, 2026. HUD is taking this action to allow recipients and grantees additional time to implement the Department's NSPIRE standards.

DATES: Compliance Date: Recipients and grantees subject to 24 CFR parts 92, 93, 576, and 578 are not required to comply with the changes to these parts in the NSPIRE final rule until October 1, 2026.

FOR FURTHER INFORMATION CONTACT: For the ESG and CoC programs: Norm Suchar, Director, for the Office of Special Needs Assistance Programs (SNAPs), Room 7262, Department of Housing and Urban Development, 451 Seventh Street SW, Washington, DC 20410-7000; telephone (202) 708-5015, (this is not a toll-free number).

For the HOME and HTF programs: Peter Huber, Acting Director, for the Office of Affordable Housing Programs (OAHF), Room 7160, Department of Housing and Urban Development, 451 Seventh Street SW, Washington, DC 20410-7000; telephone (202) 402-3941 (this is not a toll-free number).

HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit: <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION:

I. Background

For CPD programs, the NSPIRE final rule included amendments to 24 CFR parts 92, 93, 576, and 578 to conform their various inspection requirements to NSPIRE and established an effective date for these amendments of October 1, 2023. In September 2023, the Department delayed the compliance date for CPD programs (88 FR 63971) and for the Housing Choice Voucher and Project-Based Voucher programs (88 FR 66882) until October 1, 2024, to allow Public Housing Agencies (PHA), jurisdictions, participants, and HUD

grantees additional time for implementation. In July 2024, the Department again delayed the compliance date for CPD programs until October 1, 2025, to allow PHAs, jurisdictions, participants, and HUD grantees additional time for implementation (89 FR 55645).

II. Basis for Delay of Compliance Date

Through this notice, the Department further delays the compliance date for CPD programs until October 1, 2026. HUD encourages any recipients and grantees that are ready to implement NSPIRE to do so at their earliest convenience. However, the Department has determined that some types of units funded under the CoC and ESG programs may not meet certain requirements of the NSPIRE standards as they are applied to other HUD programs. Previously stated in the last compliance date extension for CPD programs, the Department intends to publish standards specific to each of these programs before the compliance date. These notices have not yet been published, and it will be a challenge for grantees to revise their inspection procedures in time. HUD seeks to ensure that all unit types currently funded by the CoC and ESG programs can meet the NSPIRE Standards for the ESG and CoC Programs when they are published.

In addition, the NSPIRE final rule provides that the Department will publish lists of specific deficiencies in a **Federal Register** notice that must be corrected before HOME or HTF project completion or during the period of affordability for occupied units. Participating jurisdictions and HTF grantees must develop rehabilitation and ongoing property standards, as well as policies and procedures that incorporate these specific deficiencies, applicable requirements in the NSPIRE final rule, other applicable requirements in the HOME and HTF regulations, and state and local codes and requirements. The **Federal Register** notice will not be published by October 1, 2025, and participating jurisdictions and HTF grantees are not able to update property standards and policies and procedures in accordance with the NSPIRE final rule until HUD publishes the lists of specific deficiencies for HOME and HTF in the **Federal Register**. The Department intends to publish the notice before the compliance date and to provide a reasonable timeframe for implementation.

III. Instructions for CoC and ESG Programs

Nothing in this extension of the compliance date prevents CoC and ESG recipients, or subrecipients, from using NSPIRE standards before October 1, 2026. Those that choose to implement NSPIRE standards prior to October 1, 2026, must document the chosen compliance date in program records. Those that have adopted the standards established at 88 FR 40832 must continue to follow those standards. Those that wish to follow the former program requirements may do so until the new compliance date. However, when HUD issues the standards specific to the ESG and CoC programs, all grantees and recipients will be expected to prepare for the compliance date by updating their policies and procedures to reflect the program-specific standards.

CoC and ESG recipients who will implement NSPIRE prior to the new compliance date of October 1, 2026, must document the chosen compliance date in program records. Nothing in this extension of the compliance date prevents CoC and ESG recipients from using NSPIRE standards prior to October 1, 2026. The Department also intends to publish, through a **Federal Register** notice, guidance on which NSPIRE standards apply to CoC, ESG, HOME and HTF programs.

HUD-assisted rental housing is required to comply with Federal Fire Safety Act of 1992 which requires smoke alarms installed in accordance with the National Fire Protection Association Standard 72, or any successor standard thereto.

IV. Instructions for HOME and HTF Programs

Participating jurisdictions and HTF grantees should prepare for the compliance date by updating property standard regulatory citations and requirements in written agreement templates with State recipients, subrecipients, and project owners, as required by 24 CFR 92.504(c) and 24 CFR 93.404(c). However, nothing in this extension of the compliance date prevents participating jurisdictions and HTF grantees from implementing the NSPIRE final rule immediately. Participating jurisdictions and HTF grantees that intend to comply with the changes in the NSPIRE final rule as of the effective date should review the deficiencies established in the NSPIRE Standards notice at 88 FR 40832 and compare these requirements to their existing rehabilitation and property standards and their inspection

procedures and checklists. While the Department intends to publish a subset of the deficiencies in the NSPIRE Standards that are applicable to HOME and HTF projects, participating jurisdictions and HTF grantees that implement the changes in the NSPIRE final rule before publication of the subset of deficiencies for HOME and HTF must implement the full set of deficiencies in the NSPIRE Standards in their rehabilitation and ongoing property standards and policies and procedures. Further, participating jurisdictions and HTF grantees may not implement the changes in the NSPIRE final rule until such rehabilitation and ongoing property standards and policies and procedures are updated consistent with NSPIRE.

In addition, participating jurisdictions and HTF grantees cannot impose new requirements resulting from updated regulations on project owners unless the written agreements with owners for the funds permit the participating jurisdiction or HTF grantee to do so. Consequently, participating jurisdictions or HTF grantees must determine whether the requirements applied in the written agreements that are fully executed before the effective date of the NSPIRE final rule are automatically updated when regulatory changes take effect or if such agreements must be amended to apply the new or updated requirements. This is an important consideration when participating jurisdictions or HTF grantees would like to apply the NSPIRE final rule rehabilitation and ongoing HOME or HTF property standard requirements to projects with commitments made prior to the effective date of the NSPIRE final rule and for HOME or HTF projects that are jointly funded by another HUD program with an earlier NSPIRE final rule effective date.

V. Conclusion

Accordingly, the Department revises the October 1, 2025, compliance date for the changes made to 24 CFR parts 92, 93, 576, and 578 to October 1, 2026, at which time recipients subject to these parts must comply with the NSPIRE final rule. Until October 1, 2026, recipients and grantees subject to these parts may instead choose to comply with these parts as they existed prior to October 1, 2023.

Bryan W. Horn,

Acting Principal Deputy Assistant Secretary for Community Planning and Development.

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DEPARTMENT OF THE INTERIOR

Geological Survey

[Docket No. USGS-2025-0270; GX23AE38EMBOE00]

Notice of Availability of the Record of Decision for the Final Environmental Impact Statement, Proposed Development of an Updated Facility for the National Wildlife Health Center, Madison, Wisconsin

AGENCY: U.S. Geological Survey, Interior.

ACTION: Notice of availability of record of decision.

SUMMARY: The U.S. Department of the Interior (DOI), U.S. Geological Survey (USGS), announces the availability of the record of decision (ROD) for the proposal to develop an updated facility for the National Wildlife Health Center (NWHC) in Madison, Wisconsin. This preferred alternative decision follows a comprehensive environmental review and considers input and feedback from Federal, State, and local agencies; Tribes; public officials; organizations; and the public.

DATES: The ROD was signed and became effective April 10, 2025.

ADDRESSES: *Obtaining Documents:* You may obtain copies of the ROD and additional project information on the USGS National Wildlife Health Center website—<https://www.usgs.gov/center/nwhc>. Copies of the Final Environmental Impact Statement are available by request to the USGS Information Contact below.

FOR FURTHER INFORMATION CONTACT: Jordan Sizemore, National Environmental Policy Act (NEPA) Project Manager, by phone at 360-929-0783, or by email at jsizemore@usgs.gov. Individuals in the United States who are deaf, deafblind, hard of hearing, or have a speech disability may dial 711 (TTY, TDD, or TeleBraille) to access telecommunications relay services. Individuals outside the United States should use the relay services offered within their country to make international calls to the point-of-contact in the United States.

SUPPLEMENTARY INFORMATION:

(1) The ROD, pursuant to the NEPA of 1969, 42 U.S.C. 4321 *et seq.*,¹ completes

¹ Executive Order 14154, *Unleashing American Energy* (Jan. 20, 2025), and a Presidential Memorandum, *Ending Illegal Discrimination and Restoring Merit-Based Opportunity* (Jan. 21, 2025), require the Department to strictly adhere to NEPA, 42 U.S.C. 4321 *et seq.* Further, such Order and Memorandum repeal Executive Orders 12898 (Feb. 11, 1994) and 14096 (Apr. 21, 2023). Because Executive Orders 12898 and 14096 have been

the NEPA process and documents the decision regarding the proposal by the USGS to develop an updated facility for the NWHC, located on a 24-acre tract of Federal property in Madison, Wisconsin (the Proposed Action).

(2) The decision is based on information and analysis contained in the draft environmental impact statement (EIS) issued June 14, 2024, and the final EIS issued November 22, 2024. These documents outline the USGS's considerations and evaluation of the environmental consequences in making a decision on the proposed action. The USGS considerations were informed by comments and input received from elected and appointed officials; Federal, State, county, and local agencies; federally recognized Tribes; organizations; and individuals.

Background

The NWHC operates out of two primary buildings, the Main Building, constructed in the 1960s and renovated in 1982, and the Tight Isolation Building, constructed in 1985 and modified in 1989. Starting in 2008, multiple studies of the current facilities found over-crowded laboratories and administrative areas; inefficient infrastructure (*e.g.*, heating, ventilation, and air conditioning systems) that does not meet current standards for energy efficiency; and extensive wear and tear due to the age of the buildings and associated equipment. Efforts to repair systems and facilities have provided only short-term relief.

The purpose of the proposed action is to update the aging NWHC facility to incorporate technological advances in biosafety engineering, building infrastructure, and mechanical systems and to add additional space for enhanced animal care and research. The NWHC needs modernized facilities with sufficient space and modern technologies to support its mission of providing essential national research. The existing facilities require ongoing maintenance and replacement of aging building mechanical systems to maintain current operations. Studies indicate that continuing to maintain and update the current facility to meet the mission and function of the NWHC is cost prohibitive and not effective.

The NWHC needs facilities that provide functional space for administration and operations and meet

repealed, complying with such Orders is a legal impossibility. The USGS verifies that it has complied with the requirements of NEPA, including the Department's regulations and procedures implementing NEPA at 43 CFR part 46 and Part 516 of the Departmental Manual, consistent with the President's January 2025 Order and Memorandum.