

General: All grantees receiving Neighborhood Stabilization Program (NSP) funds in order to sell, rent, or redevelop a foreclosed-upon home or residential property shall comply with these housing improvement standards as described herewith which are in addition to property standards already required by local, state, and federal regulations. These standards not only promote housing safety, quality, and habitability that will stabilize neighborhoods but also encourage modern, green building, and energy-efficiency improvements.

Grantees shall adhere to the following:

1. As a condition of receipt of NSP funds the grantee shall accept all responsibility for complying with these improvement standards and all other applicable local, state, and federal regulations.
2. When different codes or standards govern the same condition, conformance must be to the highest or most restrictive code/standard.

Optional Green Building Practices: Grantees are encouraged to incorporate any green building practice that offers an opportunity to create environmentally sound and resource-efficient buildings by using an integrated approach to design. In an effort to encourage modern, green building, and energy-efficiency improvements, grantees are encouraged to incorporate HUD's healthy homes interventions including these seven steps ensuring housing is made and kept:

1. Dry: Ensure proper drainage away from housing; clean repair gutters and downspouts, repair leaks seal roofs and windows.
2. Safe: Install safety devices on doors, cabinets, window blinds and outlets; store all poisonous items out of reach of children and labeled in the proper containers; install smoke detectors and carbon monoxide detectors; have appropriate fire extinguisher available.
3. Well-ventilated: Service and maintain heating and cooling systems; provide exhaust fans for kitchens, bathroom and dryers to the outside to reduce mold; change furnace filters regularly.
4. Pest-free: Provide proper storage and disposal for food products, caulk and seal holes; use least toxic pest management methods.
5. Contaminant-free: Remove lead based paint hazards properly; provide test kits for radon; reduce volatile organic compounds in paint, carpet, etc.
6. Clean: Install dust walk-off systems in entry ways; provide smooth, cleanable surfaces; provide effective storage space and containers; choose flooring that is easy to clean; provide vacuum with HEPA filters; implement weekly cleaning regimen.
7. Well-maintained: Important maintenance calendar for inspecting, cleaning, repairing, replacing housing components/systems.

Rehabilitation: The following requirements apply to housing receiving NSP funding for rehabilitation activities:

Assessment: In addition to property assessment standards already required by local, state, and federal regulations properties shall also be assessed for the following: *(Results of all Assessment activities shall be disclosed to purchaser prior to sale.)*

1. Any visible mold or water infiltration issues.
2. Compliance with smoke detectors, carbon monoxide detection, and GFCI receptacle protection as noted below in Required Rehabilitation Activities.
3. Remaining life expectancy of major building component such as roof, siding, windows, mechanical systems and electrical systems, as well as any immediate cosmetic improvements necessary in order to sell or rent the residential property.

Required Rehabilitation Activities: In addition to remediation of any deficiencies resulting from property assessment required by local, state, and federal regulations, rehabilitation activities shall include the following:

1. Conduct mold and/or water infiltration mitigation, if mold or water infiltration is observed during the Assessment. Any moldy materials that cannot be properly cleaned must be removed.
2. U.L. approved smoke detection in all locations as required for new construction. At least one smoke detector must be hardwired (preferably located near sleeping rooms).
3. GFCI receptacle protection in locations required for new construction.
4. Carbon Monoxide detection per 2006 legislation.
5. Apply Mandatory items in the 2008 national Green Communities Criteria as modified by the 2009-2010 Minnesota Overlay to the Green Communities Criteria to those improvements enacted upon (replacement of any equipment, system, building component, assembly of components, or appliance) at time of rehabilitation. The following modifications/exceptions to the Agency green rehabilitation policy as outlined in the Minnesota Overlay apply under NSP:
 - The Intended Method of Satisfying Green Communities Criteria and Certification Form, sections 1-8, are required to be completed by the developer. This form must be retained by the Subrecipient and kept in the compliance file with all applicable sections of the form completed outlining the scope of work undertaken in the project and the Compliance Certification section completed by applicable parties. The Intended Method form can be accessed from the NSP forms webpage, under Rehabilitation Guidance.
 - Mandatory criteria within Sections 1 - 8 shall be considered 'Optional' criteria under NSP unless improvements enacted upon trigger rehabilitation activities in those applicable sections.
 - i. If an activity is triggered in the rehab scope of work, it is important to note that the following rehabilitation requirements as outlined in the Minnesota Overlay **do not apply** under NSP **or are modified** as in the case of 5-1b:
 1. 3-1 Environmental Remediation
 2. 5-1b Efficient-Energy Use, Rehabilitation
 - a. Instead, follow criteria 5-1a and use current Energy Star Builder's Option Package (BOP) for any equipment/component that is replaced and identified within the BOP – no verification and/or field testing is required.
 3. 7-10b Basements and Concrete Slabs, Radon

4. 8-1 Building Maintenance Manual
5. 8-2 Occupant's Manual
6. 8-3 Homeowner and New Resident Orientation

Any existing equipment, system, component, and/or appliance that remains is exempt from this requirement.

Rehabilitation or stabilization of hazardous materials including lead-based paint and asbestos, must be in accordance with applicable Federal, State, and Local laws, regulations, and ordinances.

New Construction: The following requirements apply to housing receiving NSP funding for new construction:

1. Compliance with 2009-2010 Minnesota Overlay to the Green Communities Criteria for use with the 2008 national Green Communities Criteria (The Intended Method of Satisfying Green Communities Criteria Form and Certification – refer to Minnesota Housing's Website. The Intended Method of Satisfying Green Communities Criteria and Certification Form, section 1-8, are required to be completed by the developer. This form must be retained by the Subrecipient and kept in the compliance file with all applicable sections of the form completed and the Compliance Certification section completed by applicable parties.)
2. If multifamily housing, consult and consider the Minnesota Housing Multifamily Design Standards for General Occupancy Rental Housing (Refer to Minnesota Housing's Website)

Demolition: Where demolition occurs, the Subrecipient should consider deconstruction practices where deconstruction crews are available and a market for salvaged materials exists. If a site will not be redeveloped within three months after demolition, the Subrecipient must ensure that soil on the site does not pose a health hazard to the community by either verifying that the soil meets lead clearance levels, removing and replacing the soil with soil that meets clearance levels, or covering the soil with sod or some other barrier to prevent the disbursement of lead dust.