

NSPIRE-V Landlord Information Session

Meeting Summary | September 30, 2026

IMPORTANT IMPLEMENTATION DATES

Permanent Supportive Housing	October 1, 2026
Housing Choice Voucher (HCV/Section 8)	February 1, 2027

Purpose of the Session. Columbia Housing hosted the session for landlords, property owners, property managers, and housing partners to explain the transition from HUD's Housing Quality Standards (HQS) to NSPIRE-V and to provide practical guidance for preparing properties for the new inspection model.

What NSPIRE-V Changes

NSPIRE-V replaces the traditional HQS inspection model for the Housing Choice Voucher Program. Many familiar requirements remain important, including safe electrical systems, working plumbing, functional doors and windows, and properly maintained housing. The major change is the inspection philosophy: NSPIRE places greater emphasis on the actual condition and functionality of housing and on conditions that may affect resident health and safety.

- Resident health and safety are central to the inspection.
- Deficiencies are considered in terms of the risk they create for residents.
- Landlords should prepare using the NSPIRE standards rather than relying only on prior HQS practices.
- The goal is year-round property condition and preventive maintenance, not last-minute inspection preparation.

Three Areas of Inspection

Inside the Unit: Inspectors will review major systems and components affecting daily living, including kitchens, bathrooms, electrical components, HVAC, plumbing, windows, doors, floors, walls, ceilings, smoke alarms, and required carbon monoxide detection.

Inside/Common Areas: At properties with shared spaces, applicable areas may include corridors, stairwells, laundry rooms, community rooms, management areas, shared systems, and paths of egress. Hallways and exit routes should remain clear and safe.

Outside the Property: Exterior and site conditions may include foundations, exterior walls, roofs, balconies, porches, parking areas, driveways, walkways, fences, retaining walls, grounds, play areas, outdoor lighting, mailboxes, and refuse areas.

High-Priority Health and Safety Areas

- Smoke alarms and required carbon monoxide detection;
- Electrical hazards, including applicable GFCI conditions;
- Gas-related hazards;
- Water leaks and conditions that could contribute to mold;
- Blocked or unsafe means of egress and trip hazards;

- HVAC operation and plumbing systems.

Preparing for an Inspection

Before: Conduct a self-inspection, complete known repairs, test smoke and carbon monoxide devices, and review the unit and applicable property areas using NSPIRE standards.

During: Make sure appropriate access is available so the inspector can evaluate all applicable areas without unnecessary delays.

After: Review results carefully, understand identified deficiencies, and make corrections promptly. Recurring deficiencies may point to an issue that should be incorporated into the property's preventive maintenance program.

Year-Round Compliance and Landlord Responsibilities

Columbia Housing emphasized that NSPIRE should not be treated as an inspection-day exercise. Housing providers remain responsible for maintaining safe and sanitary housing, keeping required life-safety devices operational, correcting deficiencies promptly, supporting access for inspections, and maintaining good repair records.

- Conduct routine unit and property inspections.
- Respond promptly to resident maintenance requests.
- Document repairs with work orders, photographs, invoices, or other records.
- Make sure maintenance personnel understand the NSPIRE standards.
- Use preventive maintenance schedules, particularly across multi-unit portfolios.

Inspection Schedule and Implementation

The February 1, 2027 implementation date for regular HCV landlords does not restart the existing inspection cycle. Properties will generally remain on their normal inspection schedule; inspections occurring after the applicable implementation date will use the new standards. Columbia Housing stated during the session that inspections will continue on the current annual schedule.

Resources and Next Steps

Columbia Housing has established an NSPIRE resource page under the Landlord section of its website. The agency indicated that the page will include inspection resources, HUD materials, the presentation, the session recording, and written questions and answers. Landlords are encouraged to use the preparation period before February 1, 2027 to review the standards, walk their properties, speak with maintenance staff and property managers, and begin incorporating NSPIRE into normal maintenance practices.

Key takeaway: The transition from HQS to NSPIRE-V is more than a change in terminology. The central expectation is housing that is safe, functional, and well maintained throughout the year, with particular attention to conditions that could directly affect resident health and safety.