

NSPIRE-V Landlord Information Session

Questions & Answers | September 30, 2026

IMPORTANT IMPLEMENTATION DATES

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

Important Note: This document summarizes questions and answers provided during the September 30, 2026 landlord information session. It is intended as a general reference and does not replace current HUD requirements, Columbia Housing policies, lease requirements, or other applicable guidance. Requirements may change; landlords should consult current Columbia Housing and HUD resources when addressing a specific inspection or compliance issue.

Q: When will Columbia Housing begin using NSPIRE-V?

A: For Columbia Housing's Permanent Supportive Housing programs, implementation begins October 1, 2026. For the regular Housing Choice Voucher (HCV/Section 8) Program, implementation begins February 1, 2027. HCV landlords were encouraged to use the preparation period to review the standards, inspect properties, educate maintenance personnel, and incorporate NSPIRE requirements into routine maintenance.

Q: If my unit was recently inspected, will it automatically be inspected again when NSPIRE-V begins on February 1?

A: No. Implementation is not expected to restart the existing inspection schedule. Units will generally continue on their normal inspection cycle. Inspections occurring after NSPIRE-V implementation will use the new standards.

Q: How often will HCV inspections occur?

A: Columbia Housing stated during the session that inspections will continue on the current annual schedule.

Q: Where can landlords find the NSPIRE inspection checklist and other resources?

A: Columbia Housing has created an NSPIRE resource page under the Landlord section of its website. The page includes or will include links to HUD NSPIRE resources, inspection information, the presentation, the session recording, and the written Q&A.

<https://www.columbiahousingsc.org/nspire-v-resource-page>

Q: Will landlords receive the information from the session by email?

A: Yes. Columbia Housing indicated that an email will be distributed to landlords with a link to the NSPIRE resource page and related materials.

Q: Is there a shared portal where Columbia Housing, the inspection contractor, tenant, and landlord can communicate about inspections and scheduling?

A: Not at this time. Columbia Housing stated that no shared portal currently provides that type of collaborative communication. Possible future software capabilities were mentioned, but no new system was confirmed.

Q: Does the existing HCV abatement process change under NSPIRE?

A: No. Columbia Housing stated that the existing abatement process remains in place. NSPIRE changes the inspection standards used to identify deficiencies; it does not eliminate the consequences associated with unresolved inspection failures. The discussion also clarified that abatement applies to the affected unit rather than automatically affecting all of a landlord's other participating units.

Q: Is there a procedure for reimbursing landlords when a tenant damages a unit?

A: The answer depends on the program. For Permanent Supportive Housing, program staff described a process under which qualifying tenant-caused damages may be reimbursed within the program's stated limits. For the regular HCV Program, Columbia Housing does not have a comparable tenant-damage reimbursement process.

Q: Can the inspection contractor notify landlords about poor housekeeping or how a tenant is maintaining the unit?

A: The inspection contractor does not inspect for the purpose of monitoring general housekeeping. Landlords should conduct their own periodic property inspections, consistent with the lease and applicable notice requirements, if they want to monitor property condition.

Q: What should landlords do when residents fail to report maintenance problems or damage?

A: Landlords were encouraged to establish clear expectations with residents about reporting maintenance needs and damage. The presenters suggested addressing those expectations through landlord-tenant communication and appropriate lease provisions. Routine landlord inspections and preventive maintenance can also help identify unreported conditions.

Q: What standards are residents responsible for meeting?

A: For regular HCV participants, the lease is between the landlord and resident. Housekeeping and other lease-compliance issues generally need to be addressed by the landlord through the lease. Permanent Supportive Housing operates differently because Columbia Housing has a more direct contractual and case-management role and may work with participants on housekeeping or other issues.

Q: Can a landlord request an inspection before an HCV tenant moves out?

A: Yes. During the session, Columbia Housing indicated that a landlord may contact the agency to request an inspection.

Q: Are landlords reimbursed for tenant damages in the regular HCV program?

A: No. Columbia Housing clarified that the tenant-damage reimbursement discussed during the session applies to the Permanent Supportive Housing program only, not regular HCV units.

Q: If an older property's outlets are not individually grounded, can grounding or protection at the breaker satisfy the inspection requirement?

A: The presenters indicated that an acceptable breaker-based solution may be permissible when it is properly installed and clearly identifiable at the breaker. Landlords should ensure the electrical work is properly completed and the applicable protection is visible to the inspector.

Q: Is a microwave now required under NSPIRE?

A: No. A microwave is not automatically required. The presenters explained that it becomes relevant when it serves as the unit's primary cooking appliance.

Q: Are window air-conditioning units acceptable?

A: Yes, according to the discussion, provided they are properly installed and connected to an appropriate electrical outlet. The installation should not leave unsafe openings between the interior and exterior.

Q: Does NSPIRE require landlords to maintain exterior areas as well as the assisted unit?

A: Yes. The presentation emphasized increased attention to exterior and site conditions. Depending on the property, applicable areas may include walkways, driveways, parking areas, exterior walls, porches, balconies, grounds, fences, lighting, refuse areas, and other exterior features.

Q: Can landscaping costs simply be added as a separate charge to an HCV tenant?

A: The presenters indicated that if landscaping is part of the landlord's rental arrangement, the cost should generally be considered as part of the proposed rent rather than treated as a separate HCV utility charge. Normal HCV rent approval and affordability requirements continue to apply.

Q: What is the difference between regular HCV and Permanent Supportive Housing?

A: Under regular HCV, the lease is between the landlord and tenant, and Columbia Housing provides the applicable housing assistance payment. Under the Permanent Supportive Housing structure described during the session, Columbia Housing is the landlord's contractual tenant/leaseholder and assumes greater financial and legal responsibility during the applicable lease period. The program also includes substantially more case-management involvement.

Q: Is HCV the same as Section 8?

A: Yes. HCV stands for Housing Choice Voucher, the program commonly referred to as Section 8.

Q: How long can someone remain in the HCV program?

A: The presenters stated that there is no fixed time limit for HCV participation as long as the household continues to meet program requirements.

Q: Does Columbia Housing regularly visit Permanent Supportive Housing participants?

A: Yes. Permanent Supportive Housing was described as a heavily case-managed program, with more frequent contact with participants than occurs in the regular HCV program.

Q: Are Foster Youth to Independence (FYI) vouchers part of Permanent Supportive Housing?

A: No. FYI participants receive vouchers and have a traditional landlord-tenant relationship. Columbia Housing provides the housing subsidy but is not the leaseholder in the same manner described for Permanent Supportive Housing. The program serves eligible young adults who have aged out of foster care and need housing.

Q: Can FYI participants be placed in shared-bedroom or student-housing-style arrangements?

A: The presenters indicated that the program requires participants to have their own housing space rather than a student-housing arrangement in which unrelated participants simply rent individual bedrooms in a shared unit.

Q: Will Columbia Housing provide additional NSPIRE information before February 1, 2027?

A: Yes. Columbia Housing indicated that landlord communication will continue during the transition period and that an additional information session may be held before the February 1 implementation date. Landlords should continue checking Columbia Housing's NSPIRE resource page for updated information.

Additional Information

Landlords should refer to Columbia Housing's NSPIRE resource page and current HUD NSPIRE guidance for the most current inspection information and requirements or contact CH Inspector Beverly Malone at bmalone@columbiahousing.org.