

Notice to CoC Owners & Participating Families



Continuum of Care Supportive Housing Programs

Transition to NSPIRE Inspections Effective October 1, 2026

Dear Property Owners and Participants:

The Greensboro Housing Authority (GHA) is pleased to announce that effective **October 1, 2026**, we will transition to HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection model. NSPIRE replaces traditional Housing Quality Standards (HQS) inspections and is designed to focus on resident health, safety, and functional housing conditions.

What is NSPIRE?

NSPIRE is HUD's updated inspection protocol that emphasizes conditions that directly affect the health, safety, and well-being of residents. Rather than focusing primarily on cosmetic deficiencies, NSPIRE prioritizes identifying and correcting issues that present significant risks within the home.

What This Means for Families and Owners

Under NSPIRE, inspections will continue to evaluate whether units meet HUD requirements; however, there will be increased emphasis on:

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| <ul style="list-style-type: none">• Working smoke alarms• Carbon monoxide detectors where required• Safe and functional electrical systems• Secure doors and windows• Hot and cold running water | <ul style="list-style-type: none">• Functional heating systems• Absence of mold, leaks, and moisture intrusion• Safe stairways, railings, and walking surfaces• Elimination of health and safety hazards |
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Owners remain responsible for maintaining units in compliance with HUD requirements and ensuring that deficiencies identified during inspections are corrected within required timeframes. Families are responsible for maintaining the unit in a safe and sanitary condition and providing access for scheduled inspections.

Inspection Scheduling

Beginning October 1, 2026, all applicable COC Supportive Housing inspections conducted by GHA will be performed using NSPIRE standards. GHA will continue to notify owners and families in advance of scheduled inspections and provide information regarding appointment dates, access requirements, and responsibilities.

Preparing for an Inspection

Owners and families can help ensure a successful inspection by:

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| <ul style="list-style-type: none">• Keeping clear access to all rooms, electrical panels, water heaters, and HVAC equipment• Addressing leaks, water damage, and tripping hazards as soon as they are identified | <ul style="list-style-type: none">• Testing smoke and carbon monoxide detectors regularly• Reporting maintenance issues promptly• Ensuring utilities are on at the time of inspection |
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We appreciate your partnership in providing decent, safe, and sanitary housing for HCV families. If you have questions regarding NSPIRE inspections, please reach out to our landlord email address at landlords@gha-nc.org.

Sincerely,

Donna Mills

Vice President of Voucher Administration

Greensboro Housing Authority