GREENSBORO HOUSING AUTHORITY

# Notice to HCV &CoC Owners & Participating Families

**Continuum of Care Supportive Housing Programs:**
Effective October 1, 2026
**Housing Choice Voucher Program:**
Effective November 1, 2026



**Dear Property Owners and Participants:**

The Greensboro Housing Authority (GHA) is transitioning from HUD's traditional Housing Quality Standards (HQS) inspections to the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection model. NSPIRE standards will take effect October 1, 2026, for Continuum of Care (CoC) Supportive Housing and November 1, 2026, for the Housing Choice Voucher (HCV) Program. NSPIRE is designed to prioritize 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:

- Working smoke alarms
- Carbon monoxide detectors where required
- Safe and functional electrical systems
- Secure doors and windows
- Hot and cold running water
- Functional heating systems
- Absence of mold, leaks, and moisture intrusion
- Safe stairways, railings, and walking surfaces
- Elimination of health and safety hazards

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 follow NSPIRE standards. Effective November 1, 2026, NSPIRE standards will also apply to all applicable Housing Choice Voucher (HCV) Program inspections. 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:

- 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
- Testing smoke and carbon monoxide detectors regularly
- Reporting maintenance issues promptly
- Ensuring utilities are on at the time of inspection

We appreciate your partnership in providing decent, safe, and sanitary housing for CoC and 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