Raleigh Housing Authority

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TO: RHA Landlords
FROM: Benita Wilson, Inspections Manager
SUBJECT: NSPIRE Updates for Housing Choice Voucher (HCV) Program

New Agency Update

National Standards for the Physical Inspection of Real Estate (NSPIRE)

In efforts to keep our partners informed, the Raleigh Housing Authority is pleased to announce the incorporation of a new nationwide physical inspection model called **NSPIRE** (**N**ational **S**tandards for the **P**hysical **I**nspection of **R**eal **E**state). Housing Quality Standards (HQS) will remain the term used for the overall inspection.

The goal of the new NSPIRE model is to:

- Align multiple HUD programs to a single set of inspection standards
- Prioritize health and safety of the residents, with less focus on the unit appearance
- Modernize HUD's inspection process

The NSPIRE mission is to ensure:

- All residents live in safe, habitable dwellings, and
- The items and components are functionally adequate, operable, and free of health and safety hazards, located:
  - inside the building,
  - outside the building and
  - within the units

NSPIRE is now the required inspection model nationwide and is set to go into effect on February 7, 2027. Within this new model, there are numerous new standards that change what the housing inspectors will consider during a unit inspection in the HCV program.

Over the next few months, RHA will share several topics that will be of specific interest to our landlord partners. RHA will place this information on our website www.rhanc.gov under Housing Assistance Landlord Trainings. Stay tuned for more information in the coming weeks. It is our hope that the more information we share, we will all be able to easily navigate the transition smoothly.

Thank you for helping make this partnership a continued success!

Learn more online: rhanc.gov/landlord/landlord-trainings/