



Build HOPE: Investing in People and Place

RE: NSPIRE Inspections Effective October 1, 2026

Dear Section 8 Owner,

This notification is to inform you of a change in how HUD-assisted properties will be inspected. Effective **October 1, 2026**, the U.S. Department of Housing and Urban Development (HUD) will replace the current Housing Quality Standards (HQS) with new inspection standards, National Standards for the Physical Inspection of Real Estate (NSPIRE). This change will affect all of our rental assistance programs.

What is NSPIRE?

NSPIRE are new inspection standards designed to prioritize health and safety, functional and structural integrity. NSPIRE is more fact based and removes subjectivity. It encourages proactive and preventive maintenance based on industry standards and best practices. While HQS has been the standard for decades, NSPIRE shifts the focus to what matters most: the living conditions inside the home.

NSPIRE Inspections will be conducted in-person. The new inspection standards will focus on three main areas:

- **Unit:** The interior of the dwelling where the resident lives.
- **Inside:** Interior common areas and building systems (e.g., lobbies, laundry rooms, hallways).
- **Outside:** The building's exterior and site (e.g., parking lots, sidewalks, building facade).

Key Differences & What to Expect

NSPIRE prioritizes deficiencies that pose the greatest risk to a resident's health and safety. This means that inspectors will place a higher priority on issues like:

- Lack of a functioning smoke alarm or carbon monoxide detector.
- Exposed or faulty electrical wiring.
- Leaking roofs or plumbing that could cause mold.
- Inoperable heating during cold months.

What This Means for You

Your properties must meet the new NSPIRE standards for inspections conducted on or after October 1, 2026. We encourage you to review the NSPIRE standards and begin preparing your units now to ensure a smooth transition and a passing inspection. Please visit <https://www.hud.gov/reac/nspire-standards> for HUD NSPIRE requirements. You can also visit our website at <https://www.hacla.org> for FAQ's or call our Customer Contact Center at 833-HACLA-4-U [833-422-5248] for any questions. While the standards are changing, our policies and procedures remain the same.

We are looking forward to continue working with you as we implement NSPIRE.

Sincerely,

Inspections Department

Housing Authority of the City of Los Angeles

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