

HOUSING and COMMUNITY DEVELOPMENT

ATTACHMENT F OF THE SECTION 8 ADMINISTRATIVE PLAN

**National Standards for the Physical Inspection of
Real Estate for Vouchers
(NSPIRE-V)**

Effective Date:

ATTACHMENT F

On July 15, 2026, HUD issued notice PIH 2026-18, revising, updating, and finalizing the administrative procedures of National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Programs, and, by use of Housing Quality Standards (HQS) for their inspections, the Section 8 Moderate Rehabilitation (Mod Rehab) Programs (collectively known hereafter as “voucher programs”). The notice states that public housing authorities must implement NSPIRE for voucher (NSPIRE-V) programs by February 1, 2027.

This Attachment D contains required and discretionary policies that will be incorporated into the Administrative Plan to maintain compliance with NSPIRE-V requirements.

Chapter 10. National Standards for the Physical Inspection of Real Estate (NSPIRE-V)

[24 CFR 5 Subpart G; Notices PIH 2024-26, PIH-2024-39 and 2026-18; 24 CFR 982 Subpart I]

1. PURPOSE AND GOVERNING REQUIREMENTS

Housing and Community Development (HCD) will administer inspections for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs in accordance with applicable federal statutes and regulations and controlling U.S. Department of Housing and Urban Development (HUD) requirements, including the National Standards for the Physical Inspection of Real Estate for Vouchers (NSPIRE-V).

The applicable NSPIRE-V inspection standards, deficiency criteria, classifications, correction requirements, and other federal inspection requirements are incorporated into this Administrative Plan by reference rather than restated in this Attachment.

This Attachment establishes HCD policies where HUD provides PHA discretion or where HCD policy is necessary for administration of the HCV and PBV programs. Operating procedures used to implement these policies are maintained separately.

HCD will administer inspections under the controlling federal requirements in effect at the time of the applicable action.

2. NSPIRE-V INSPECTION STANDARDS

Assisted units and applicable areas of assisted properties must comply with the NSPIRE-V standards and other applicable HUD requirements.

HCD will apply the NSPIRE-V standards, deficiency criteria, severity classifications, correction requirements, and inspection protocols established by HUD.

HCD has not established any local variation from the NSPIRE-V standards unless specifically identified in this Administrative Plan and approved by HUD where HUD approval is required.

Nothing in this Attachment replaces or modifies other federal requirements applicable to assisted housing, including lead-based paint, accessibility, reasonable accommodation, and other program requirements.

3. TYPES AND FREQUENCY OF INSPECTIONS

A. Initial Inspections

HCD will conduct initial inspections as required before approving an assisted tenancy and executing a Housing Assistance Payments (HAP) Contract, subject to any exceptions expressly permitted by applicable HUD requirements.

HCD will conduct initial inspections using the applicable NSPIRE-V standards. For initial inspections of vacant units, the owner or owner's representative is responsible for providing access. Family presence is not required unless the family already occupies the unit.

Utilities necessary to complete the inspection must be available and operating at the time of inspection.

Owner-provided appliances required for the assisted tenancy must be installed and operational as required by applicable HUD requirements. When the family is responsible for providing an appliance, HCD will administer the inspection and lease-up process in accordance with applicable HUD requirements.

B. Periodic HCV Inspections

HCD will generally conduct periodic inspections of HCV-assisted units biennially. HCD reserves the right to inspect an assisted unit more frequently when necessary to determine compliance with applicable inspection requirements, respond to reported conditions, protect the health or safety of the family, or otherwise administer the program.

C. PBV Inspections

HCD will conduct inspections of PBV-assisted units in accordance with applicable PBV inspection requirements under 24 CFR Part 983 and current HUD requirements. HCD will apply the inspection frequency, turnover inspection, sampling, and other PBV-specific requirements applicable to the property and HAP Contract.

D. Special Inspections

HCD may conduct a special inspection in response to a complaint or information received from a family, owner, government official, or other source concerning the condition of an assisted unit or property.

HCD will respond to reported deficiencies in accordance with applicable HUD requirements.

HCD may conduct inspections more frequently when repeated complaints, previous inspection results, property conditions, or other relevant information indicate that additional inspection activity is warranted.

E. Quality Control Inspections

HCD will conduct quality control inspections in accordance with applicable HUD requirements to evaluate the accuracy, completeness, and consistency of HCD's inspection process.

4. INSPECTION SCHEDULING, ACCESS, AND ATTENDANCE

HCD will provide reasonable notice of scheduled inspections in accordance with applicable HUD requirements.

Except when circumstances require otherwise, inspections may be scheduled between 8:00 a.m. and 7:00 p.m.

For inspections of occupied units, a responsible adult, age 18 or older, must be present to provide access to the unit.

For inspections of vacant units, the owner or owner's representative is responsible for providing access.

Owners or their representatives may attend inspections consistent with the lease, applicable law, and HCD procedures. HCD may require owner or owner representative participation when reasonably necessary to obtain access or complete the inspection process.

Families and owners must ensure that animals are secured as necessary to permit the inspector to safely access and inspect the unit and applicable areas of the property. If an animal prevents safe access, HCD may discontinue the inspection and reschedule it.

HCD will provide reasonable accommodation in connection with the inspection process in accordance with HCD's Reasonable Accommodation Policies and Procedures and applicable law.

5. RESCHEDULING AND FAILURE TO PROVIDE ACCESS

A family that cannot provide access for a scheduled inspection should request rescheduling as soon as practicable.

If HCD cannot gain access to an occupied unit for a scheduled inspection, HCD may classify the inspection as a no-entry or inconclusive inspection and schedule another inspection.

HCD will notify the family of the rescheduled inspection and the potential consequences of failing to provide access.

If the family fails to provide access for two inspection attempts during the same inspection cycle without good cause, HCD may determine that the family has failed to comply with its obligation to permit HCD to inspect the unit and may take appropriate action in accordance with this Administrative Plan and applicable HUD requirements.

Before taking action affecting the family's assistance, HCD will provide all required notice and opportunity to respond.

6. INSPECTION RESULTS, CORRECTION, AND VERIFICATION

HCD will provide inspection results and required notices to the owner and family in accordance with applicable HUD requirements.

Deficiencies will be classified and subject to correction requirements established by HUD. HCD will identify whether a deficiency is attributable to the owner or family for purposes of administering the HCV or PBV program when such a determination is necessary.

A. Extensions

HCD may grant an extension of an applicable correction period when permitted by HUD and when HCD determines that good cause exists.

Good cause may include circumstances beyond the responsible party's reasonable control, including the availability of necessary materials or services, weather conditions, or the need for a reasonable accommodation.

HCD may require documentation supporting an extension request. HCD will not grant an extension where an extension is prohibited by applicable HUD requirements.

B. Verification of Correction

HCD may verify correction of deficiencies using any verification method permitted by HUD and may require a physical reinspection when HCD determines that one is necessary. Failure to provide acceptable verification within the applicable correction period will be treated as a failure to demonstrate correction.

HCD will determine the appropriate verification method based on the nature and severity of the deficiency, the documentation submitted, previous inspection history, and other relevant circumstances.

Acceptance of certification, photographs, or other documentation does not prevent HCD from requiring a physical reinspection when HCD determines that one is necessary.

Failure to provide acceptable verification within the required correction period will be treated as a failure to demonstrate correction of the deficiency.

7. REMOTE AND ALTERNATIVE INSPECTION METHODS

HCD may use remote video inspections or other remote inspection methods when permitted by HUD and when HCD determines that use of the method is appropriate.

Use of a remote inspection method is at HCD's discretion and does not create an entitlement to a remote inspection for an owner or family.

HCD may use an alternative inspection method authorized under 24 CFR 982.406 when HCD has adopted the method in accordance with applicable HUD requirements and identified its use in this Administrative Plan where required.

Unless otherwise established by HCD policy and permitted by HUD, HCD will conduct its inspections using the applicable NSPIRE-V inspection standards.

8. OWNER AND FAMILY RESPONSIBILITIES

A. Owner Responsibilities

The owner is responsible for maintaining the assisted unit and applicable areas of the property in accordance with the HAP Contract, the lease, applicable HUD requirements, and applicable law.

HCD will determine owner responsibility for deficiencies as necessary to administer the HCV or PBV program and enforce applicable program requirements.

B. Family Responsibilities and Family-Caused Deficiencies

The family must comply with its obligations under the HCV or PBV program, the lease, and applicable law with respect to the condition and use of the assisted unit.

When an inspection identifies a deficiency that HCD determines is attributable to an action or failure to act by the family, a household member, or a guest, HCD will notify the family and owner of the deficiency and the applicable correction requirements.

HCD's determination that a deficiency is attributable to the family is made for purposes of administering the assisted housing program. It does not determine which party must physically perform or pay for a repair under the lease or applicable law.

Repair obligations, responsibility for repair costs, and remedies between the owner and family are governed by the lease and applicable law.

The family must take reasonable actions within its control necessary to permit correction of the deficiency, including providing access when required and addressing conditions for which the family has responsibility under applicable HUD program requirements.

Nothing in this section authorizes HCD to require a family to perform repairs to an owner's property or alters the respective rights and responsibilities of the owner and family under the lease or applicable law.

9. ENFORCEMENT

A. Owner Noncompliance

When an owner fails to correct an owner-responsible deficiency within the applicable correction period, including any HCD-approved extension, HCD will take the action required or permitted by applicable HUD requirements and the HAP Contract.

Available actions may include withholding or abatement of housing assistance payments, termination of the HAP Contract, or other remedies authorized by HUD.

HCD will provide the owner and family all notices required by applicable HUD requirements and this Administrative Plan.

An owner may not terminate the tenancy of an assisted family because HCD withheld or abated housing assistance payments as a result of the owner's failure to comply with applicable inspection requirements.

If HCD terminates the HAP Contract because the unit does not comply with applicable inspection requirements, HCD will provide the family the opportunity to relocate with continued assistance in accordance with applicable HUD requirements and this Administrative Plan.

B. Family Noncompliance

When HCD determines that a family has failed to comply with a family obligation related to the inspection process or a family-caused deficiency, HCD may take action permitted by applicable HUD requirements and this Administrative Plan.

Before terminating or otherwise adversely affecting the family's assistance, HCD will provide all required notice and opportunity for the family to respond and will consider good cause and reasonable accommodation where applicable.

HCD's program enforcement action does not determine contractual liability between the owner and family for the performance or cost of repairs.

10. OTHER APPLICABLE FEDERAL REQUIREMENTS

A. Lead-Based Paint

HCD will administer applicable lead-based paint inspection, notification, evaluation, hazard reduction, reporting, and enforcement requirements in accordance with 24 CFR Part 35 and other applicable HUD requirements.

The federal lead-based paint requirements are incorporated by reference and are not restated in this Attachment.

B. Reasonable Accommodation and Accessibility

HCD will administer the inspection process consistent with applicable fair housing, disability, accessibility, and reasonable accommodation requirements.

Requests for reasonable accommodation related to the inspection process will be handled in accordance with HCD's Reasonable Accommodation Policies and Procedures.

C. Special Housing Types

HCD will apply the inspection requirements applicable to special housing types in accordance with 24 CFR Part 982, Subpart M, and other applicable HUD requirements.

11. TRANSITION TO NSPIRE-V

HCD will implement NSPIRE-V within the timeframe established by HUD.

An inspection initiated before HCD's NSPIRE-V implementation date will continue to be administered under the inspection requirements applicable when the inspection was initiated, to the extent required by HUD, through final resolution of that inspection cycle.

HCD will provide participating owners and families appropriate notice regarding implementation of NSPIRE-V and will ensure that personnel responsible for conducting or administering inspections receive appropriate training.

12. CHANGES IN FEDERAL REQUIREMENTS

HCD will administer the inspection program in accordance with applicable federal statutes, regulations, and controlling HUD requirements in effect at the time of the applicable action.

When HUD modifies a technical inspection standard or other federal requirement incorporated by reference into this Attachment, HCD will apply the controlling federal requirement as required by law.

When a change in federal requirements requires HCD to establish or modify a discretionary policy or Administrative Plan procedure, HCD will amend the Administrative Plan as required.

Consistent with 24 CFR 5.709, HCD recognizes that HUD may periodically update the NSPIRE Standards through Federal Register notice. Technical changes incorporated by reference do not require an Administrative Plan amendment unless the change requires HCD to establish or modify an Administrative Plan policy.

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