



# NOTICE

**ATTN: ALL LANDLORDS PARTICIPATING IN THE ASHEVILLE HOUSING AUTHORITY, HOUSING CHOICE VOUCHER PROGRAM**

**SUBJECT: IMPLEMENTATION OF NSPIRE INSPECTION STANDARDS – EFFECTIVE OCTOBER 1, 2025**

Dear Landlords and Property Owners,

This notice is to inform you that, in accordance with updated regulations from the U.S. Department of Housing and Urban Development (HUD), the Asheville Housing Authority (AHA) will officially adopt the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection protocol effective October 1, 2025.

NSPIRE will replace the existing Housing Quality Standards (HQS) and Uniform Physical Condition Standards (UPCS) and is designed to streamline inspections, prioritize health and safety, and improve housing conditions for residents across all HUD-assisted properties.

**Key Points:**

- All initial, annual, and special inspections conducted on or after October 1, 2025 will follow the NSPIRE model.
- The NSPIRE standards place a strong emphasis on resident safety, functional systems, and clearer, outcome-based requirements.
- Landlords are encouraged to familiarize themselves with the NSPIRE standards in advance to ensure a smooth transition and continued compliance.

AHA will be providing on our landlord portal informational materials, and updates over the coming months to assist with this transition. Please stay informed and reach out if you have questions or need support.

Thank you for your continued partnership and commitment to providing safe, quality housing to our community.

**Sincerely,**

**Management**

**CONTACT US**

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