HOUSING AUTHORITY
OF THE CITY OF SANTA BARBARA
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IMPORTANT NOTICE TO SECTION 8 PARTICIPATING PROPERTY OWNERS/MANAGERS

October 30, 2026

RE: New Housing Inspection Standards Effective January 1, 2027

Dear Participating Landlord or Property Manager:

The Housing Authority of the City of Santa Barbara (HACSB) is notifying owners and property managers that HACSB plans to transition to the National Standards for the Physical Inspection of Real Estate (NSPIRE) for inspections of units assisted under the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs, effective January 1, 2027. NSPIRE replaces the prior Housing Quality Standards (HQS) inspection protocol as the inspection framework used by HACSB.

This change is required by the U.S. Department of Housing and Urban Development (HUD) and is not a new requirement established by HACSB. HUD adopted NSPIRE to establish clearer, more consistent inspection standards and place greater emphasis on conditions that directly affect resident health, safety, and habitability.

From a property owner/manager perspective, there is not much change. Landlords should continue to prepare units before scheduled inspections, provide access to applicable areas, address maintenance requests promptly, and ensure required safety devices work. HACSB will continue communicating inspection findings and repair deadlines through its established notices and procedures. Landlords are encouraged to register for HACSB's Rent Café landlord portal to view inspection results and, when permitted, submit photos or documentation of completed repairs. Please follow all instructions and deadlines in your inspection notice.

To assist with this transition, HACSB has included a helpful **NSPIRE Landlord Guide** outlining the new inspection standards, correction timeframes, and HUD resources for your review. We encourage you to familiarize yourself with these materials in preparation for future inspections.

HACSB appreciates our participating landlords' continued commitment to providing safe, quality housing and is here to support you throughout this transition. If you have questions about NSPIRE or inspection requirements, please contact HACSB's Leasing Department at **inspections@hacsb.org** or **(805) 965-1071**. Thank you for your continued partnership.

Sincerely,

HOUSING AUTHORITY OF THE

CITY OF SANTA BARBARA

Eddie Capristo

Leasing Analyst