



# GHURA

Guam Housing and Urban Renewal Authority  
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Notification Date: October 03, 2024

Subject: **Changes in the Housing Choice Voucher Program Inspection Standards**

Dear Tenants and Landlords,

We are writing to inform you of important updates regarding the Housing Choice Voucher (HCV) program. HUD published a notice extending the compliance date for implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE) before October 01, 2025. At that time, the inspection standards for housing participating in the HCV program will transition from the current Housing Quality Standards (HQS) to the new NSPIRE inspection module.

Additional changes will include and **will take effect on December 29, 2024, requiring all smoke alarms in units be either hard wired or sealed, 10-year battery devices.** [PIH 2024-26, REV-1]

#### Overview of NSPIRE:

NSPIRE aims to enhance the health and safety of housing units by introducing more rigorous and consistent inspection protocols. This transition is part of a broader effort by the Department of Housing and Urban Development (HUD) to improve the quality of housing for all voucher holders.

#### What this mean for Tenants and Landlords:

- **For Tenants:** You can expect more thorough inspections of your living conditions, which aim to enhance your overall health and safety.
- **For Landlords:** It is essential to familiarize yourself with the new NSPIRE standards to ensure compliance. We encourage you to review the updated inspection criteria and take the necessary actions to address any potential issues in your units.

#### Next Steps:

1. **Review NSPIRE Guidelines:** Detailed information about the NSPIRE standards are available on the HUD website.
2. **Prepare for Inspections:** Ensure your properties meet the updated standards by the time NSPIRE is implemented. Proactive maintenance and addressing any known issues will help facilitate a smooth transition. All smoke alarms with scheduled inspections after December 29, 2024 will be assessed by using the NSPIRE inspection model.
3. **Stay informed:** Keep an eye out for communications from our GHURA office for updates and additional resources.

If you have any questions regarding the NSPIRE inspection module, please contact Steve Baza, Inspection Supervisor at [sbaza@ghura.org](mailto:sbaza@ghura.org). You may also contact Norma San Nicolas, Section 8 Administrator at [normasn@ghura.org](mailto:normasn@ghura.org), or Nicole Alejandro, Program Coordinator III at [nalejandro@ghura.org](mailto:nalejandro@ghura.org).

We appreciate your cooperation and commitment to providing and keeping safe and high-quality housing. Thank you for your time and attention to this important matter.

Sincerely,

Norma P. San Nicolas  
Section 8 Administrator