

NEW INSPECTION GUIDELINES - NSPIRE



The U.S. Department of Housing and Urban Development (HUD) has made changes to the inspection standards for rental units that receive a housing assistance payment from the Los Angeles County Development Authority (LACDA).

Effective September 28, 2026, the LACDA will begin conducting all of its rental unit inspections using the new National Standards for the Physical Inspection of Real Estate (NSPIRE). The new NSPIRE inspection standards will replace HUD's Housing Quality Standards (HQS), which have been in place for decades. NSPIRE will be used for all of the LACDA's Tenant-Based and Project-Based rental assistance programs.

NSPIRE is a new approach to assessing housing quality and strengthening HUD's physical condition standards. NSPIRE improves oversight by aligning HUD's inspection regulations across multiple programs into one standard. Implementation of NSPIRE ensures that residents of HUD assisted housing live in decent, safe, and sanitary rental units. It also ensures that rental unit features and components, located both inside and outside inspected rental units, are functionally adequate, operable, and free of health and safety hazards.

[Click here for additional information and resources.](#)



October Lunch & Learn

Thursday, October 15, 2026
11:00 A.M. - 12:00 P.M.

Workshops are designed to provide participant families and owners an opportunity to learn about the LACDA rental assistance programs offered. Join us to learn about the LACDA's owner incentive process.

Register in advance for this Zoom meeting at:
<https://bit.ly/4gKFVdC>.

Once registered, a confirmation email will be sent with instructions on how to join the meeting.

Phone: (626) 943-3841
Email: Dominic.Vargas@lacda.org

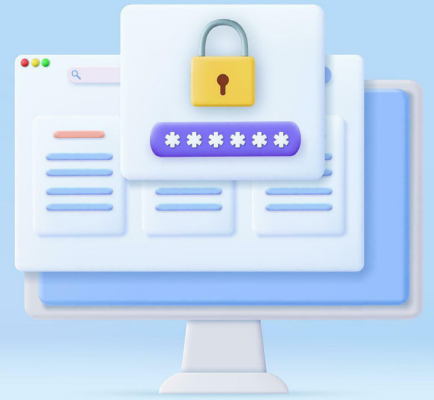
HAVE YOU JOINED THE RENT CAFÉ?

Sign up now for 24/7 access to:

- Book a Virtual Appointment
- View Housing Assistance Payments

[Click to Access the Rent Café Portal.](#)

For help signing up, or questions about your Rent Café Portal account, email RentCafePortal@lacda.org.



2026 ADMINISTRATIVE PLAN POLICY CHANGES EFFECTIVE JULY 1, 2026

Each year, the LACDA submits an Administrative Plan to its Board of Commissioners and HUD for approval as an attachment to its Annual Plan. The Administrative Plan governs the Administration of the Section 8 Housing Choice Voucher (HCV) Program. The Fiscal Year (FY) 2026 has been approved, and the updates are effective July 1, 2026. To review a summary of the upcoming policy changes, click here: <https://bit.ly/4xvHzHB>.

You may also visit <https://www.lacda.org/section-8/shared-info/public-documents> to access the LACDA full Administrative Plan.

NEW SMOKE ALARM GUIDELINES



All assisted rental units inspected must meet the new smoke alarm guidelines below.

The Public and Federally-Assisted Housing Fire Safety Act of 2022 (Act) requires all Public Housing Agencies to enforce the installation of smoke alarms with 10-year non-replaceable batteries where hardwire alarms are not already installed.

The Act requires a qualifying smoke alarm installed in each level, and in, or near, each sleeping area in such dwelling unit, including in basements (except crawl spaces and unfinished attics), and in each common area in a project containing such a dwelling unit.

EFFECTIVE SEPT. 28, 2026

The Los Angeles County Development Authority (LACDA) will be conducting inspections in accordance with the U.S. Department of Housing and Urban Development's (HUD's) National Standards for the Physical Inspection of Real Estate (NSPIRE). Under NSPIRE smoke alarms are a life-threatening requirement that must be properly installed, powered, and functioning in every assisted housing unit.

Absence of a proper smoke alarm in a required location is a "fail" item that will be categorized as Life-Threatening, requiring correction within 24 hours.

For more information on smoke alarms, please visit the NSPIRE website at bit.ly/4gCSeK0.

Smoke Alarm Guidelines

1. Smoke alarm is hardwired;
2. Smoke alarm uses 10-year non-replaceable batteries primary batteries and:
 - is sealed.
 - is tamper resistant.
 - contains a silencing means, provides notification for persons with hearing loss as required by the National Fire Protection Association Standard 72, or any successor standard.
3. In the case of a dwelling unit built or substantially rehabilitated after the date of enactment of this paragraph smoke alarm is hardwired.

Acceptable



Not Acceptable



RENT STABILIZATION

Property owners leasing housing units in Los Angeles County may be subject to one or more rent stabilization or tenant protection ordinances. This includes the Los Angeles County Rent Stabilization and Tenant Protections Ordinance (RSTPO), the California Tenant Protection act of 2019, and local city ordinances. Owners must adhere to all applicable ordinances when requesting a rent increase and/or terminating a tenancy as the LACDA will not approve requests that do not adhere to an applicable ordinance(s). It is imperative that owners and the LACDA's rental assistance programs adhere to local ordinances.

The Los Angeles County RSTPO limits annual rent increases (for rent-stabilized units only) based on changes in the Consumer Price Index (CPI) and provides tenants protections from evictions without just-cause for residential rental units in the Unincorporated Areas of Los Angeles County. On or before September 30th of each year, an owner must register each unit, unless fully exempt, that is rented or is available for rent in the County's Rent Registry system.

For more information regarding the RSTPO requirements, visit <https://bit.ly/42Tqo3z> or call (800) 593-8222.