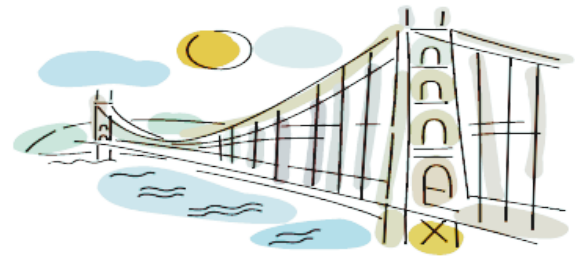


Bridge Builder



“Bridging the gap between Kirksville Housing Authority and Community Landlords.”

April 2025

NSPIRE - WHAT'S NEXT?

Updated smoke alarm requirements were discussed in the December and January editions of KHA's Bridge Builder, but what other changes will be coming with NSPIRE for Vouchers? When are these changes set to take effect, and how can you prepare?

The change in inspection criteria from Housing Quality Standards (HQS) to the National Standards for the Physical Inspection of Real Estate (NSPIRE) has been in-the-works for the Housing Choice Voucher (HCV) Program for quite some time. The deadline for this mandatory transition has previously been set by the United States Department of Housing and Urban Development (HUD) for dates that have since come and gone. As of the date of this publication, NSPIRE standards are scheduled to become effective for the HCV Program as of **October 1, 2025**.

Though similar, inspection standards across HUD-funded programs have historically differed. NSPIRE is intended to unify these programs by holding all to the same physical standards. Under NSPIRE, the primary focus of an inspection will be on the unit itself, but inspectable areas include the unit, inside, and outside. 63 standards are inspected and range from Address and Signage to Windows, and some deficiencies will be considered life-threatening that previously have not been. Inspection standards according to NSPIRE will receive one of four designations: low, moderate, severe, or life-threatening, as opposed to a simple pass or fail according to HQS. Correction timeframes of 24 hours or 30 days will remain.

As with its predecessors, the purpose of NSPIRE is to ensure the health and safety of all tenants. Unifying inspection standards prevents confusion across programs, and puts an emphasis on protecting those we serve. To learn more about NSPIRE and prepare for the coming changes, please visit the various resources available at www.hud.gov and www.hudexchange.info. Such resources include NSPIRE checklists, trainings, and even landlord-specific preparations.

A Sneak Peek at the May Edition

DOGE Isn't the Only One Targeting Efficiency

At Kirksville Housing Authority, we continuously strive to serve our community as economically and efficiently as possible while maintaining the integrity of our organization and our programs. You, our landlords, are one of our most valuable assets and partnerships, and we are working on exciting changes to both streamline communications and foster relationships. So, what does that mean? Read the May edition of KHA's Bridge Builder to find out!

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Equal Opportunity Housing

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