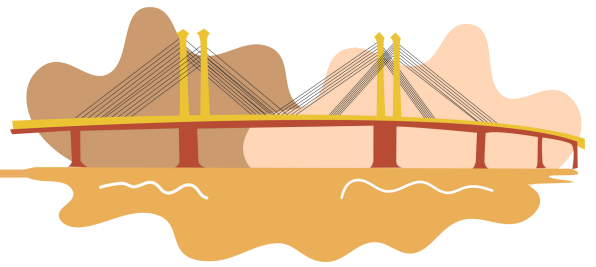


# Bridge Builder



*"Bridging the gap between Kirksville Housing Authority and Community Landlords."*

September 2025

## NSPIRE FOR VOUCHERS: EFFECTIVE OCTOBER 1ST

*We knew it was coming...and the time is here.*

The U.S. Department of Housing and Urban Development (HUD) issued notice PIH 2024-26, REV-1 on August 9, 2024, officially extending the implementation compliance date of National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) program from October 1, 2024, to October 1, 2025. This compliance date has not been revised again since. **Units occupied by Kirksville Housing Authority's HCV participants must meet NSPIRE guidelines as of October 1, 2025.** All inspections will be conducted according to NSPIRE guidelines beginning on this date.

Requirements of smoke detectors, carbon monoxide detectors, etc., as set by NSPIRE have been in effect since December 2024. Additional resources, guidance, and preparation documents from HUD are available online at <https://www.hud.gov/helping-americans/housing-choice-vouchers-landlord>

## ACH ENROLLMENT - DUE SEPTEMBER 30TH

Monthly Housing Assistance Payment (HAP) amounts will no longer be issued via paper check as of **November 1, 2025**. For this reason, forms must be returned to our office no later than the close of business on **Tuesday, September 30, 2025**. *Failure to return the form and documents in their entirety by this date may result in the delay of future payments.* Please be sure to read the instructions on the back of the enrollment form carefully and completely.

**Thank you** for your continued partnership in supporting the citizens of Kirksville. Do not hesitate to contact our office with any questions about the topics discussed within this edition of KHA's Bridge Builder.

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Equal Opportunity Housing

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