Lincoln Housing Authority
Equal Housing Opportunity
P.O. Box 5327 • 5700 R Street • Lincoln, Nebraska 68505

Dear Housing Provider,

We are writing to inform you of significant updates that will affect all landlords participating in the Section 8 Housing Choice Voucher Program.

Effective February 1, 2027, the Housing Quality Standards (HQS) inspections will be replaced by the National Standards for the Physical Inspection of Real Estate (NSPIRE). This new framework will introduce updated inspection protocols designed to enhance housing quality, improve resident safety, and establish clearer, standardized guidelines for compliance.

What You Need to Know:

- NSPIRE will apply to all units subsidized under the Section 8 program.
- Inspections will follow a new set of definitions and categories for identifying and correcting deficiencies.
- Certain conditions may now trigger shorter correction timeframes, including 24-hour repairs for serious health and safety issues.

To help you prepare, we have attached the NSPIRE Common Defects Checklist along with a link to access the full NSPIRE checklist online, which includes:

- The deficiency type and description
- The applicable inspectable area (Unit, Inside, or Outside)
- Health and Safety designations
- Corrective action timeframes

We are also providing additional resources and links to help you train staff and make necessary adjustments to your properties in advance of this transition.

We encourage you to review the checklist carefully and begin preparations now to ensure your property remains in compliance.

Inspectable Areas – NSPIRE	
Inspectable Area	Description
Unit	Dwelling unit and interior components of the individual unit
Inside	Common areas and building interior
Outside	Building site and exterior components

Rating	Corrective Due Date	Definition
Life Threatening	Within 24 hours	Poses an extreme, high risk to tenant health or safety.
Severe	Within 30 days	Presents a high risk of permanent disability, serious injury, or illness to a resident.
Moderate	Within 30 days	May compromise the physical security or safety of a resident or their property.
Low	Pass with Comment	Does not present a substantive health or safety risk to residents.

These updates reflect a broader approach to housing quality, emphasizing both safety and accountability.

Reinspection/Verification:

Lincoln Housing Authority may accept owner self-certification by way of photos if the deficiencies are not life threatening. Self-certifications will only be accepted for annual/biennial and/or special inspections, this does not include initial/pick-up inspections.

Additional Resources

To help you prepare, the following resources are available:

NSPIRE Checklist: NSPIRE PRA HCV Checklist.xlsx

National Standards for the Physical Inspection of Real Estate (NSPIRE) | HUD.gov / U.S. Department of Housing and Urban Development (HUD)

This site features quick videos on NSPIRE vs. HQS, required improvements, and a landlord-focused training: https://usinspectiongroup.com/webinar-schedule/

This website offers training and an NSPIRE manual for the Housing Choice Voucher Program: https://www.us-hc.com/

Contact Information:
If you have questions or need assistance, please feel free to contact us:
Inspections Desk, inspectiondesk@l-housing.com (402) 434-5522
Courtney Young, Inspections & Front Desk Supervisor: Courtney@L-housing.com (402)434-5514
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Thank you for your continued partnership and dedication to providing safe, quality housing to our community. We look forward to working together to ensure a smooth and successful transition to NSPIRE. Your collaboration is vital to our mission of providing quality housing for our community.

If you haven't registered for our online landlord portal, please contact us for the registration link. You can use this portal to view your ledger, review inspection results, and confirm housing specialist information.

Sincerely,

Courtney Young
Inspections & Front Desk Supervisor
Lincoln Housing Authority
(402)434-5514
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Scan to see the NSPIRE standards