



ROCHESTER
Housing Authority

fall 2025

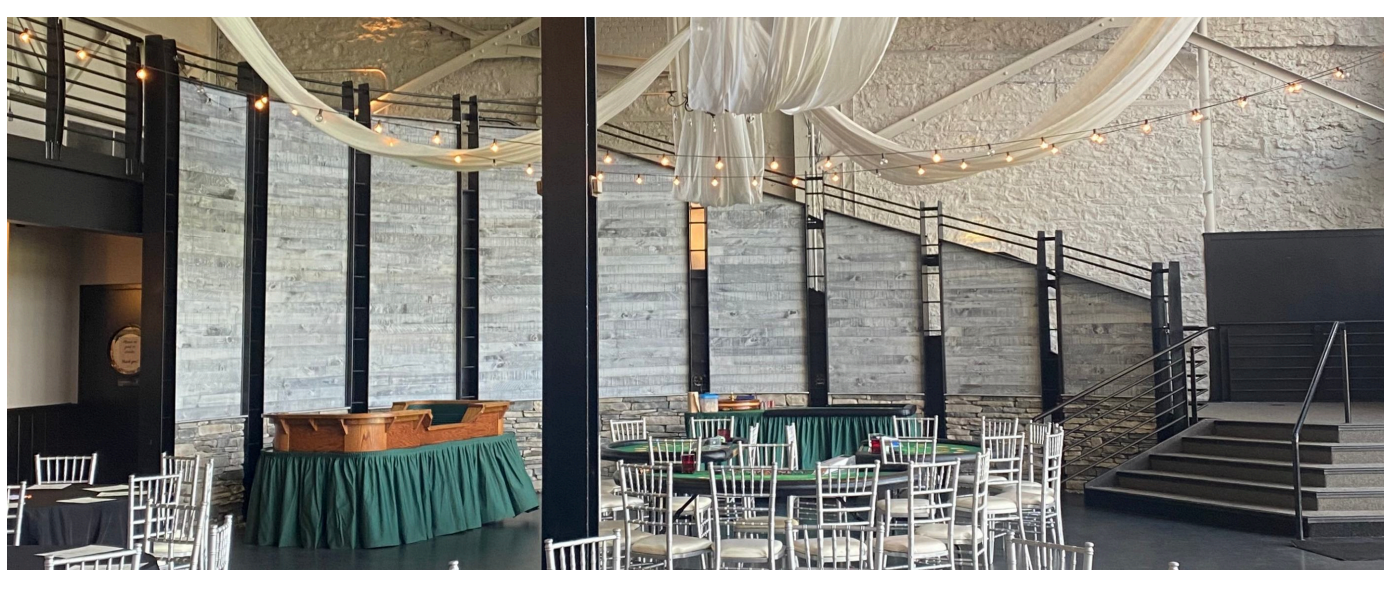


Dear Housing Provider,

On behalf of Leasing Operations, welcome to the fall edition of the RHA Housing Provider Newsletter.

Thank you for being essential partners in helping Rochester families find safe, quality, affordable housing. As the seasons change, we're sharing updates to keep you informed and prepared — from HUD's updates to cold-weather maintenance tips, to reminders on the recent change in elevated blood lead level thresholds for children under six, HQS compliance, and important safety requirements for smoke alarms in federally assisted housing.

This summer's Housing Provider event was a wonderful celebration of your impact. Looking ahead, join us for our October breakfast on October 30th, 2025 from 8:30–10:30 AM — it's a great opportunity to connect, share insights, and prepare for the year ahead.



As always, please send any comments, questions or ideas for articles to ownerservices@rochesterhousing.org.

RHA's Leasing Operations thanks you again for being an RHA Housing Provider (Landlord).

Warm wishes,



Cynthia Herriott L.P.E.C., M.S.

Deputy Executive Director, RHA

Inspection Updates:

NSPIRE Rollout and What Housing Providers Need to Know

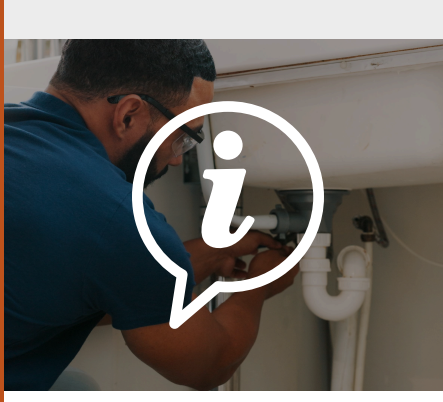
NSPIRE = National Standards for the Physical Inspection of Real Estate. This is HUD's new inspection model focused on health, safety, and functionality over appearance. NSPIRE applies to public housing, multifamily, and HUD-assisted properties. Housing Choice Vouchers (HCV) join on February 1, 2027.

Most Common HQS Failures:

1. Smoke detectors being missing, not functional, or installed incorrectly. Reminder: Tenants often remove batteries!
2. Electrical hazards including missing or broken outlet covers, exposed wiring or damaged fixtures, extension cords being overloaded.
3. Cracked or broken windows that do not open or close, stay open, or have missing or damaged locks and screens.
4. Exterior doors without working locks or deadbolts, as well as interior doors that block safe egress.
5. Leaky faucets and pipes, toilets not flushing properly, and missing sink stoppers.
6. HVAC oversights such as no working heat during required months, unvented space heaters, or improperly vented HVAC systems.
7. Trip and fall hazards such as damaged flooring, stairs without secure handrails, clutter and debris, and uneven or broken steps and walkways.
8. Infestation and sanitation hazards such as rodents, roaches, bedbugs, trash accumulation, poor housekeeping, mold or mildew.
9. Appliances not functioning properly.

HUD's new NSPIRE guidelines have replaced the Housing Quality Standards (HQS) for public housing program inspections. The same shift will occur for the Housing Choice Voucher (HCV) program on February 1, 2027.

For more information: <https://www.hud.gov/reac/nspire-standards>.



Quick Tip: If HQS repairs aren't made by the deadline, HAP stops the first of the next month and resumes only after the unit passes re-inspection—no back payments for the abated period.

HQS Compliance & HAP Abatement – What You Need to Know

If a unit fails its Housing Quality Standards (HQS) inspection and the issue is not fixed within the correction period (including any approved extensions), RHA is required by HUD to stop housing assistance payments (HAP) starting the first of the month after the deadline. No back payments will be made for the abated period.

Once the owner notifies RHA that repairs are complete, RHA will re-inspect within 5 business days. Payments resume the day the unit passes inspection. During abatement, tenants still pay their portion of rent, but owners cannot collect the abated amount or evict for nonpayment of it.

Questions? Contact RHA's inspections team for guidance on timelines and procedures.



Cold Weather Property Prep

Five Quick Tips for Housing Providers

1. Inspect and service furnaces and boilers.
2. Clear your gutters of leaves and debris.
3. Check weatherstripping and window seals for drafts.
4. Ensure the exterior lighting is working.
5. Address your icy walkway plans – what anti-slip measures do you have ready to go?

HUD has **lowered the elevated blood lead level (EBLL) threshold for children under 6** in HUD-assisted housing from 5 µg/dL to 3.5 µg/dL, aligning with the CDC's reference value. This change went into effect on July 16, 2025.



Mission Statement:

Everyone living in the region will have access to high quality, safe, affordable housing in communities free of the barriers that prevent individuals and families from realizing and achieving their goals and sustaining self-sufficiency.



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rochesterhousing.org

Would you like to see specific information or certain topics featured in this newsletter?

Please contact our housing provider (landlord) liaison:

(585) 697-6250 | Ownerservices@rochesterhousing.org

View previous housing provider issues:

[Housing Provider \(Landlord\) Guide](#)

