



January 13, 2021

GENERAL NEWS

HUD Publishes NSPIRE Proposed Rule

Today in the *Federal Register*, the Department of Housing and Urban Development ([HUD](#)) published a [proposed rule](#) that would consolidate and align housing quality requirements and associated inspection standards across HUD programs through the National Standards for the Physical Inspection of Real Estate ([NSPIRE](#)). HUD has previously published draft versions of the standards themselves on the [NSPIRE website](#).

HUD has stated that the purpose of today's notice is to reduce regulatory burden and improve HUD oversight through the alignment and consolidation of the inspection regulations used to evaluate HUD housing across multiple programs, which are currently evaluating housing quality through differing standards, protocols, and frequencies. To this end, the proposed rule seeks to:

- Consolidate regulations related to inspections into one location at 24 CFR Part 5 (with the exception of program-specific requirements that would be maintained in their respective program regulations)
- Align standards and terminology across housing programs, to the extent possible given statutory limits
- Apply a "safe, habitable dwellings" standard in place of the current "decent, safe, and sanitary" language found across housing programs
- Reduce the number of inspectable areas from five under Uniform Physical Condition Standards (UPCS) to three under NSPIRE
- Implement a new annual self-inspection and reporting requirement for most HUD housing
- Implement a risk-based inspection schedule of between two and five years rather than the current one to three years under UPCS
- Establish an administrative process for the treatment of health and safety deficiencies
- Incorporate provisions of the Economic Growth and Recovery, Regulatory Relief and Consumer Protection Act for small rural PHAs, including the implementation of triennial inspection cycles

Comments on the proposed rule are due **March 15, 2021**.

PD&R Posts List of Areas Where FY 2021 FMRs Become Effective

HUD's Office of Policy Development and Research ([PD&R](#)) has posted on its [FMR page](#) a [list of areas](#) in which fiscal year (FY) 2021 fair market rents (FMRs) became effective on January 11, 2021. HUD described the methodology for PHAs and other interested parties to request reevaluation of the FY 2021 FMRs in the August 14 FMR [notice](#). The following areas did not submit additional data suitable for revaluation and may no longer use FY 2020 FMRs:

- Hickory-Lenoir-Morganton, NC MSA
- Malheur County, OR
- Medford, OR MSA

PH PROGRAM NEWS

PIH Posts New Chapters to Updated PH Occupancy Guidebook Webpage

HUD's Office of Public and Indian Housing ([PIH](#)) has posted the new [Lease Requirements](#), [Grievance Procedures](#), [Transfers](#), and [Pet Ownership](#) chapters to its [webpage](#) dedicated to an updated version of the Public Housing Occupancy Guidebook.

As you recall, the new version of the book is being released chapter-by-chapter as "living documents," and HUD is amending individual chapters as policies are refined. Chapters that have not yet been released are listed as "coming soon."



For help with your PIH Alert subscription, email [Laurie Durrett](#). For questions and comments on content, email [Olga Vélez](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).



Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, United States, 800-783-3100

[Unsubscribe](#) [Manage preferences](#)