



April 1, 2021

GENERAL NEWS

HUD Publishes FY 2021 Income Limits

The Department of Housing and Urban Development ([HUD](#)) has published the [income limit data set for fiscal year \(FY\) 2021](#). The set consists of several components, including the following:

- The [income limit documentation system](#), which shows the median income for each area of the country plus the low, very low, and extremely low income limits for households ranging in size from one to eight persons
- The [median family income documentation system](#)
- A transmittal notice ([PDR-2021-02](#))
- [Income limits methodology](#).
- Tables for Section 8 income limits in [PDF](#) and [Word](#)
- Data for Section 8 income limits ([MS Excel](#))

You'll find links to all of the components of the FY 2021 income limit data set on [this page](#) at the [HUD User website](#). The limits are effective today, April 1, and remain effective until they are superseded by next year's limits.

REAC Posts Updated NSPIRE Standards

Today HUD's Real Estate Assessment Center ([REAC](#)) [announced Version 2.1](#) of its inspection standards under the new physical inspection model, National Standards for the Physical Inspection of Real Estate ([NSPIRE](#)). As you know, the NSPIRE [demonstration](#) was announced in 2019 to overhaul HUD's inspection process and test new approaches for making certain PHAs and owners provide housing that is safe and livable. NSPIRE will eventually be implemented as a single inspection protocol for public housing and HCV units. According to the announcement, Version 2.1 is an iterative improvement in the technical accuracy, relevance, clarity, and objectivity for the standards and reflects HUD's commitment to clear, plain-language inspection standards that improve repeatable and consistent inspection results. HUD welcomes comments on all aspects of the standards. Feedback on the revised list can be submitted by clicking [here](#).

DOJ Settles Racial Discrimination Case against NY Housing Provider

In a [press release](#) Tuesday, the Department of Justice ([DOJ](#)) announced that its Civil Rights Division, together with the U.S. Attorney's Office for the Eastern District of New York, has reached a settlement with a real estate company and a sales and former rental agent in New York to resolve a lawsuit filed last year alleging discrimination against African Americans in violation of the [Fair Housing Act](#). The agreement, which is in the form of a [consent decree](#), must still be approved by the U.S. District Court for the Eastern District of New York.

The settlement resolves claims that the rental agent treated African Americans who inquired about available rental units differently and less favorably than similarly situated white persons and that the real estate agency is legally responsible for the agent's alleged discrimination because he was acting on its behalf. The lawsuit was based on the results of testing conducted by the department's [Fair Housing Testing Program](#), in which individuals pose as renters to gather information about possible discriminatory practices. The department's complaint alleges that the rental agent told African-American testers about fewer rental units than white testers, offered white testers rental discounts and opportunities to inspect units that were not offered to African-American testers, generally offered African-American testers units only in racially mixed neighborhoods while offering white testers units in both overwhelmingly white and racially mixed neighborhoods, and made more encouraging comments to white testers about available rental units.

Under the consent decree, the defendants will establish a settlement fund of \$15,000 to compensate victims of the alleged discriminatory practices and pay a civil penalty of \$2,500 to the United States. The agreement prohibits the defendants from engaging in further acts of discrimination and requires them to implement nondiscriminatory standards and procedures, undergo fair housing training, and provide periodic reports to the department.

The federal Fair Housing Act prohibits discrimination in housing on the basis of race, color, religion, sex, familial status, national origin, and disability.

HCV PROGRAM NEWS

PIH Updates Two-Year Projection Tool

On the [Tools](#) page on the Housing Choice Vouchers ([HCV](#)) website, HUD's Office of Public and Indian Housing ([PIH](#)) posted an updated version of the two-year projection tool ([TYT](#)) for the HCV program. The tool is current as of March 31, 2021. You can access the tool and instruction guide through HUD's Secure Systems.



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