

Rubio files HUD amendments

Sen. Marco Rubio, R-Fla., is submitting two amendments for a Senate vote that would change regulations for the Department of Housing and Urban Development.

If passed, they'll be included in a larger bill (HR 2577), that eventually has to be voted on and passed to become law.

The summary of the two amendments is below:

Shorten required response time for contract violations.

Summary: The amendment would shorten the time given a property owner to respond to a contract violation from 30 days to 15 days and shorten the time the Secretary of HUD has to prepare a Compliance, Disposition and Enforcement Plan from 60 days to 30 days.

In the case of Eureka Garden, within the 30 days of the notification first being discovered four individuals were hospitalized due to gas leaks. Moving up the response deadline to 15 days cuts the time that tenants are exposed to dangerous conditions in half. It would also force HUD to respond more quickly when property owners violate their contracts, prioritizing federal response resources for tenant safety.

Determine the state of REAC (Real Estate Assessment Center) assessments.

Summary: The amendment would require HUD and GAO to conduct and publish a report determining the state of REAC assessments. The report would include:

- the number of inspections in which the property owner or management of such property employed the use of pre-REAC inspection services;
- the percentage of all inspections in which the property owner or management of such property employed the use of pre-REAC inspection services;
- the percentage of all inspected properties that received a REAC-inspected score below 65 within the last 48 months;
- the number of properties in which the most recent REAC-inspected score represented a decline relative to the previous REAC score;
- a list of the 10 urban areas with the lowest average REAC-inspected scores for properties assisted or insured under a program of the Department;
- a list of the 10 states with the lowest average REAC-inspected scores properties assisted or insured under a program of the Department; and
- areas in which HUD believes the REAC inspection process should be reformed and improved.