



October 6, 2022

HCV PROGRAM NEWS

HUD Posts Materials for 2023 Fair Market Rents Webinar

On the [HCV Program Trainings and Resources](#) webpage, HUD has posted the [recording](#) and [presentation slides](#) for the "HCV Utilization: 2023 Fair Market Rents" webinar that was held on September 21, 2022. The live web conference discussed the basics of fair market rents (FMRs) and the recent change in the FMRs calculation method. It also covered the tools available to PHAs to assess the implications of new FMRs (and, thus, payment standards) on their programs. You can watch previous webinars [here](#) on the [HCV website](#).

GENERAL NEWS

HUD Extends FSS NOFA Deadline for Presidentially Declared Emergencies and Disasters Areas

The Department of Housing and Urban Development ([HUD](#)) announced that it has extended the application deadline for the 2022 Family Self-Sufficiency ([FSS](#)) notice of funding availability ([NOFA](#)) for applicants located in presidentially declared emergency and disaster areas. The updated deadline is Friday, **October 21, 2022**. The [announcement](#) includes a current list of the presidential declared disaster areas. HUD will update the list with any new areas that are declared by the current application deadline of Friday, October 7, 2022.

HUD Charges TX Housing Providers with Disability Discrimination

In a [press release](#) Tuesday, HUD announced that it is [charging](#) the owners and operators of single-family rental homes in Texas with discriminating against tenants with disabilities. Specifically, HUD alleges that the housing providers refused to modify the monthly payment date and waive late fees for two tenants who use Social Security Disability Income (SSDI) to pay their rent.

The [Fair Housing Act](#) prohibits discrimination because of disability. This form of discrimination includes refusing to waive policies as a reasonable accommodation for tenants with disabilities, so they have an equal opportunity to use and enjoy their housing. A reasonable accommodation may include modifying the rent due date and waiving late fees for individuals receiving disability-based Social Security benefits.

According to the press release, HUD's charge alleges that the tenants receive their SSDI payments on or about the second day of the month, making it impossible for them to use that payment to pay the rent on the first of the month, as the housing provider generally requires. Although for seven years the tenants' prior property manager had permitted them to pay their rent before the fifth day of the month, the new property manager refused to continue the accommodation, charged the tenants late fees, and issued notices terminating their tenancy. The tenants filed a fair housing complaint.

HUD's charge will be heard by a United States administrative law judge unless any party elects to have the case heard in federal district court. If the administrative law judge finds after a hearing that discrimination has occurred, the judge may award damages to the tenants for their losses caused by the discrimination. The judge may also order injunctive relief and other equitable relief to deter further discrimination, as well as payment of attorney fees. In addition, the judge may impose civil penalties to vindicate the public interest. If the case is heard in federal court, the judge may also award punitive damages to the tenants.



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