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GENERAL NEWS

HUD Publishes 2023 OCAFs

Today in the Federal Register, the Department of Housing and Urban Development ([HUD](#)) published a [notice](#) establishing operating cost adjustment factors (OCAFs) for project-based assistance contracts for eligible multifamily housing projects with anniversary dates on or after February 11, 2023. OCAFs are used to adjust Section 8 rents renewed under Section 524 of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA).

HUD Finds OK Housing Providers Engaged in Racial Discrimination and Retaliation

In a [press release](#) yesterday, HUD announced that it has [found](#) that a housing provider and its management company in Oklahoma, both recipients of HUD funds, discriminated against tenants by failing to adequately respond to racial harassment complaints. The housing providers also terminated their tenancy in retaliation for reporting the issue. Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race by recipients of federal financial assistance.

The case originally came to HUD's attention when the complainants, a mother and her daughter, filed a complaint with HUD alleging that they had been discriminated against by the housing providers due to the race of the daughter's boyfriend. According to the press release, when the daughter, who is white, was seen dating a man who is black, the complainants became the target of severe and pervasive racial harassment from other tenants on the property. The complainants were repeatedly called racial slurs by other tenants and were threatened with racially motivated violence.

HUD's investigation found that complainants repeatedly notified the housing providers of the racial harassment, but the recipients failed to adequately address the issue. When the housing providers responded, it was in the form of a notice to vacate to both the complainant mother as well as the harassers. HUD's investigation thus revealed that the complainant mother was also unlawfully retaliated against for her efforts to have the harassment addressed.

HUD will seek to resolve these findings by entering into a written voluntary compliance agreement/conciliation agreement, which will include appropriate remedies and processes necessary to resolve the violations.



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