



March 1, 2024

GENERAL NEWS

HUD Clarifies Banned Rent Fees, Provides Resources to Prevent Evictions

In an effort to promote fairer and more transparent rental markets, the Department of Housing and Urban Development ([HUD](#)) has released new resources clarifying HUD policies and laws that prohibit certain non-rent fees in its [Multifamily](#), [Public Housing](#), and [Housing Choice Vouchers/Project Based Vouchers](#) programs. These new resources make clear that certain fees, such as application and screening fees in Public Housing and Multifamily subsidized programs, are prohibited, and help ensure that tenants are not charged or penalized for impermissible fees.

In addition, HUD published a [fact sheet](#) highlighting situations in which housing providers may not evict or threaten to evict someone, and its Office of Policy Development and Research ([PD&R](#)) [published](#) policies that local and state governments can adopt to reduce eviction filings, such as requiring good cause for evictions, increasing access to legal services, improving access to courtrooms, using data to identify at-risk households, sharing data across sectors, offering financial assistance, and providing housing navigators who can assist with connecting tenants to supportive services.

HUD Announces Nearly \$9 Million to Support Homeless in Florida

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it has awarded \$8.7 million to the State of Florida and six localities impacted by Hurricane Ian. The funding will support people experiencing homelessness – those living in an emergency shelter, transitional housing, or a place not meant for human habitation – and people at risk of experiencing homelessness through the department’s Rapid Unsheltered Survivor Housing (RUSH) program. The eligible activities for the funding include:

- For people currently experiencing homelessness: emergency shelter, rapid re-housing, which provides up to 24 months of rental assistance, financial assistance for move in costs, and supportive services, and
- For people who are at risk of experiencing homelessness: homelessness prevention, which provides up to 24 months of rental assistance, utility assistance, supportive services, and outreach assistance, including assistance to meet urgent needs.

RUSH funding is available to help communities provide outreach, emergency shelter, rapid re-housing, and other assistance to people experiencing or at risk of experiencing homelessness who are in a disaster-affected area but cannot access all services provided by FEMA programs. HUD is providing these allocations due to a high level of displacement following the disaster. The localities that are receiving the funding are listed in the press release.

HUD Charges Georgia Landlords with Disability Discrimination

In another [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it is charging the owners and management company of a dwelling unit, in Decatur, Georgia, with discrimination against a tenant because of her disability.

HUD’s [charge](#) alleges that the property’s management company and its employees, and the condominium unit’s owners, prohibited a hearing-impaired resident from using a service animal, and refused to install a visual doorbell and smoke detector, preventing her full use of her unit. Due to these actions, the resident moved out of the property.

A United States administrative law judge will hear HUD’s charges unless any party elects to have the case heard in a federal district court. If the administrative law judge finds after a hearing that discrimination has occurred, the judge may award damages to the complainant for harm caused by the discrimination. The judge may also order injunctive relief and other equitable relief, as well as payment of attorney fees. In addition, the judge may impose fines to vindicate the public interest. If the case is heard in a federal court, the judge may also award punitive damages.

The [Fair Housing Act](#) prohibits discrimination based on disability. Such discrimination includes refusing to rent based on a person’s disability, failing to grant reasonable accommodations, or subjecting tenants to discriminatory terms and conditions.



For help with your PIH Alert subscription, email [Lizbeth Perez](#). 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, USA, 1-800-783-3100
[Unsubscribe](#) [Manage preferences](#)