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GENERAL NEWS

PD&R Publishes Relocation Act Income Limits for FY 2022

HUD's Office of Policy Development and Research ([PD&R](#)) has posted [low income limits](#) for fiscal year (FY) 2022 under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ([URA](#)). The income limits are used to determine whether a displaced person is considered "low income" for purposes of calculating relocation assistance payments.

The effective date for the FY 2022 income limits is April 18, 2021. For more information, see the [income limit area definitions](#) and the income limit tables (available in [MS Word](#) or [PDF](#) formats).

HUD Charges MO Developers and Owners with Disability Discrimination

In a [press release](#) last Friday, the Department of Housing and Urban Development ([HUD](#)) announced that it is [charging](#) the developers and original owners of an 84-unit apartment complex in Missouri with violating the [Fair Housing Act](#) by failing to design and construct the dwellings and public and common use areas with accessible features for people with disabilities. HUD's charge also names the current owner as a necessary party to permit and facilitate the property's retrofitting for accessibility.

The Fair Housing Act requires housing built after March 1991 to contain accessible features for persons with disabilities. Failure to meet these standards it is considered unlawful discrimination. The case came to HUD's attention when a HUD Fair Housing Initiatives Program agency in Missouri filed a complaint with HUD after conducting testing at the residences shortly after the complex was completed in 2016. The testing indicated that the apartment complex failed to meet the Fair Housing Act's design and construction requirements. HUD then conducted two inspections of its own.

HUD's charge of discrimination alleges that the developers failed to design and construct the 28 ground-floor apartments as well as its public and common use areas in accordance with the Fair Housing Act's requirements. According to the charge, the inaccessible features at the complex include doors too narrow to allow passage by a person using a wheelchair, routes with steep slopes and inaccessible curbs, bathrooms and kitchens that lack sufficient space for a wheelchair, inaccessible public and common use areas, and building entrances that can only be accessed via stairs.

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 complainant for its loss 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 complainant.



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