



May 22, 2024

PH PROGRAM NEWS

HUD Revises 2024 ACC Amendment

On the [2024 Capital Fund Processing Information](#) webpage, the Office of Capital Improvements (OCI) has posted a revised version of the 2024 [ACC Amendment](#). The Excel file, dated May 21, 2024, along with detailed instructions on what to do with the template, can be found [here](#) at OCI's website.

HCV PROGRAM NEWS

HUD Posts HCV Landlord Performance Toolkit

On the HUD Exchange [Resource Library](#) webpage, the Department of Housing and Urban Development (HUD) has [posted](#) the Housing Choice Voucher (HCV) program [Landlord Performance Toolkit](#), which provides PHAs with guidance and resources for managing the landlords who participate in their HCV programs.

The resources in the toolkit are meant to be used by PHA staff at all levels, from executive leadership and board members to managers and frontline staff. New, prospective, and existing HCV landlords will also benefit from some of the tools and strategies included.

GENERAL NEWS

DOJ Secures Agreement with City in Minnesota to End Disability Discrimination in “Crime-Free” Housing Program

In a [press release](#) yesterday, the Department of Justice (DOJ) announced that it filed a [complaint](#) and proposed [consent decree](#) to resolve allegations that a city in Minnesota violated the Americans with Disabilities Act (ADA) and the [Fair Housing Act](#) by denying tenants with mental health disabilities an equal opportunity to receive emergency assistance.

According to the announcement, under the city's rental licensing and “crime free” housing ordinance, the city can penalize landlords for “nuisance calls” to their properties. Nuisance calls include disorderly conduct and “unfounded” calls to the police. The Department previously [found](#) that because of the nuisance ordinance, when tenants with mental health disabilities and those associated with them (like their families or landlords) request or receive emergency assistance, they risk eviction, fines or loss of a rental license. For years, the city also sent weekly reports to landlords detailing calls for emergency service from all rental properties. The records often revealed personal and sensitive information about residents' mental health disabilities. The city used the reports to notify landlords of potential nuisance calls and encourage landlords to evict tenants.

Under the proposed consent decree, which must be approved by the U.S. District Court for the District of Minnesota, the city has agreed to pay a total of \$175,000 to compensate individuals harmed by the program; end its practice of publicizing the disability, medical, and health information of individuals with mental health disabilities; adopt nondiscrimination policies and complaint procedures; notify landlords, property owners, and tenants of changes to the program; designate an ADA coordinator; train staff and provide reports to the department during a monitoring period.



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](#)