



May 31, 2024

PH PROGRAM NEWS

PIH Posts Obligation Letters for Partial June, July, August, and September

HUD’s Office of Public and Indian Housing ([PIH](#)) has posted the public housing operating fund subsidy obligation letters for June (two weeks), July, August, and September. As usual, the letters to all PHAs in the same state are combined in a single file, which you can access through the map on [this webpage](#). You’ll find the link to the obligation letters [here](#) on the 2024 Operating Fund Grant Processing website.

HCV PROGRAM NEWS

HUD Posts Landlord Information Flyer

On the HUD Exchange [Resource Library](#) webpage, the Department of Housing and Urban Development ([HUD](#)) [posted](#) a [Landlord Information Flyer](#), which describes the benefits of renting to Housing Choice Voucher ([HCV](#)) program families and includes links to additional information about how landlords rent through the HCV program. You can find additional landlord resources on [this page](#).

GENERAL NEWS

OIG Releases Semiannual Report to Congress

HUD’s Office of Inspector General ([OIG](#)) released its [Semiannual Report to Congress](#) for the first half of federal fiscal year (FFY) 2024 (October 1, 2023 – March 31, 2024). Although this issue doesn’t include audit or evaluation reports on the Public and Indian Housing ([PIH](#)) programs, the report features a [management alert](#) urging HUD leadership to address HUD’s longstanding challenges with identifying and preventing improper payments.

According to the document, issued on January 23, 2024, HUD OIG learned that for the seventh consecutive year, in FY 2023, the Department was unable to estimate improper payments for its two largest rental assistance programs, the Office of Public and Indian Housing’s Tenant-Based Rental Assistance (TBRA) program and the Office of Multifamily Housing’s Project-Based Rental Assistance (PBRA) program. HUD OIG recommended that the Deputy Secretary develop and execute a detailed plan and timeline for both testing and reporting estimates of improper payments in the TBRA and PBRA programs in compliance with federal law and guidance from the Office of Management and Budget.

You can access the semiannual report on [this page](#) at [OIG’s website](#).

HUD Charges PR Homeowner Association with Disability Discrimination

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it has charged a homeowner association for a condominium in San Juan, Puerto Rico, with discrimination on the basis of disability. HUD’s [charge](#) alleges that the association violated the [Fair Housing Act](#) by failing to grant an owner’s request for a disability-related reasonable accommodation and modification.

Specifically, the association revoked its prior approval of a modification the owner made to the front of the property to install an elevator within her three-story unit and an external generator to power it in case of a power outage, which are not uncommon in Puerto Rico. The charge also alleges that the association denied the owner’s request for reasonable accommodation of a policy related to noise that prevented her from using the generator. The owner was ultimately forced to leave her home as she could not move around her three-story unit without the elevator.

The Fair Housing Act prohibits discrimination because of disability, including the refusal to allow reasonable accommodations or modifications that would permit homeowners with disabilities an equal opportunity to use and enjoy their housing. One example of reasonable accommodation can be a waiver of a policy that would prevent a person from being able to fully use and enjoy their home. In this case, a reasonable modification request includes allowing the homeowner, at her own expense, to make structural changes to the property to use and enjoy her home.

A United States administrative law judge will hear HUD’s charge 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 owner for her losses as a result of 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 a federal court, the judge may also award punitive damages to the complainant.



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