



May 4, 2023

GENERAL NEWS

HUD Allocates \$382 Million to Help States Produce Affordable Housing

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it has allocated \$382 million through the nation's Housing Trust Fund ([HTF](#)). HTF is an affordable housing production program that complements existing federal, state, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low and very low-income households, including families experiencing homelessness.

State affordable housing planners will use the funds for the following eligible activities: real property acquisition, site improvements and development hard costs, related soft costs, demolition, financing costs, relocation assistance, operating cost assistance for rental housing (up to 30 percent of each grant), and reasonable administrative and planning costs. One hundred percent of the funds must be used for extremely low-income families.

You can find the list of state allocations at the bottom of the [press release](#).

Treasury Posts New ERAP Resource

The U.S. Department of the Treasury ([Treasury](#)) has posted the following resource to the Emergency Rental Assistance Program ([ERAP](#)) website:

- A [notice](#) regarding ERA1 assistance provided for December 2022

You can find more ERA resources on the [ERAP website](#).

DOJ Settles Sexual Harassment Suit against Massachusetts Landlord

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has secured a settlement resolving allegations that a Massachusetts landlord violated the [Fair Housing Act](#) by sexually harassing female tenants for at least 11 years. The settlement also resolves claims against the trusts that held the properties where the harassment occurred.

The lawsuit, filed in 2019, alleged that from at least 2008, the landlord subjected multiple female tenants to unwelcome sexual contact, which included coercing them to engage in sex acts, physically sexually assaulting them, exposing himself and locking them in his office to sexually assault them. The lawsuit also stated that the landlord implicitly offered to provide relief from rental payment obligations in exchange for engaging in sexual acts with him and threatened tenants who resisted or objected to his unwelcome sexual harassment. The lawsuit further alleged that some victims were sexually harassed dozens of times for months, and that the landlord evicted some tenants after they refused his advances.

Under the proposed [consent decree](#), subject to approval by the U.S. District Court for the District of Massachusetts, the defendants are required to pay a total of \$425,000 to compensate individuals harmed by the harassment and a \$25,000 civil penalty. The consent decree also bars future discrimination and retaliation, requires that property management responsibilities be turned over to an independent manager, mandates the implementation of a sexual harassment policy, complaint procedure, and Fair Housing Act training and requires detailed reporting regarding property management activities and compliance with the terms of the consent decree. Additionally, the consent decree permanently bars the landlord from participating in any property management responsibilities at any residential rental property.



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