



May 6, 2022

PH PROGRAM NEWS

PIH Posts Op Sub Obligation Letters for May and June

HUD's Office of Public and Indian Housing (PIH) has [posted](#) the public housing operating subsidy obligation letters for May and June. 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 links to the obligation letters on the [2022 operating fund grant processing page](#) at the [operating fund website](#).

GENERAL NEWS

Treasury Posts New ERAP Resource

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

- [Notice](#) to units of local government that have not yet accepted any ERA2 funds or executed the ERA2 award terms of a May 16 deadline in order to participate in ERA2.

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

HUD Charges PR Housing Providers with Disability Discrimination

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it is charging the owners and manager of an apartment building in San Juan, Puerto Rico, and the real estate agent hired to rent a unit in the building with housing discrimination for allegedly refusing to rent to a person with disabilities because she uses a service animal.

The [Fair Housing Act](#) prohibits discrimination based on disability. This includes refusing to make reasonable accommodations in rules, policies, practices, or services when necessary to allow a person with disabilities to use and enjoy their housing. Reasonable accommodations include a waiver of a "no pets" policy for service animals.

HUD's [charge](#) alleges that the complainant, who is legally blind, attempted to rent a unit at the subject property for herself and her partner. During the tour of the property, the complainant told the agent of her disability and of her need for a guide dog as a service animal. In response, the agent told the complainant that she could not have a pet in the unit because the owners have a "no pets" policy. According to the charge, the complainant explained that refusing to permit a service animal could be grounds for a lawsuit and suggested that the agent speak to the owner. When the agent raised the issue with the owner, the owner reiterated that pets are not permitted in the building. The agent relayed this to the complainant and suggested other potential rentals.

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 the harm 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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