



July 5, 2022

GENERAL NEWS

HUD Settles Two Housing Discrimination Complaints

In a [press release](#) last Friday, the Department of Housing and Urban Development ([HUD](#)) announced that it has entered into a [conciliation agreement](#) with property owners, a property management company, and property manager in California. The agreement resolves allegations that they discriminated against an interracial married couple on the basis of race and disability by making discriminatory comments and refusing to provide an accessible parking space for the husband. The [Fair Housing Act](#) prohibits housing providers from discriminating because of race and disability. This includes making discriminatory statements and refusing to provide reasonable accommodations for persons with disabilities. Under the terms of the agreement, the property owner has agreed to pay the couple \$25,000, and respondents have agreed to process any and all future requests made by or on behalf of applicants and/or residents for reasonable accommodation in a timely manner and provide fair housing training for their staff.

In another [press release](#) last Friday, HUD announced that it has entered into a [consent order](#) with the owner and operator of multiple rental units in Massachusetts resolving allegations that they refused to rent to a family because they had children under the age of six. The Fair Housing Act makes it unlawful to discriminate against families with children under the age of eighteen. The charge alleged that the operator of the rental units said that she would not rent the unit to a family with children under six years of age because the unit had lead paint. Massachusetts has lead paint laws that require housing providers to remediate lead paint in units where children under six live. The laws also create liability for housing providers if they do not remediate and young children suffer lead poisoning. Under the terms of the consent order, respondents will pay \$11,000 to the family, complete fair housing training, include an inclusive statement in all future rental advertisements, and refrain from making disparaging written or oral statements about the family.

PD&R Publishes Housing Market Summary for First Quarter 2022

HUD’s Office of Policy Development and Research ([PD&R](#)) has posted its [national housing market summary](#) for the first quarter of 2022. Topics addressed in the summary include:

- Housing supply
- Housing demand
- Housing finance and investment
- Homeownership and housing vacancy

According to the introduction:

Overall housing market activity improved in the first quarter of 2022. New construction increased for both single-family and multifamily housing. Purchases rose for new homes but declined for existing homes, and the inventory of homes for sale rose for both new and existing housing. The seasonally adjusted (SA) Federal Housing Finance Agency (FHFA) and CoreLogic CaseShiller repeat-sales house price indices showed annual house price increases accelerated in the first quarter.



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