



August 29, 2023

PH PROGRAM NEWS

PIH Announces UEL Inflation Factor

On the [2024 operating fund grant processing](#) page, HUD’s Office of Public and Indian Housing (PIH) has posted a [PDF document](#) announcing that the inflation factor to be used in the HUD-52722 form for calculating calendar year (CY) 2024 utility expense levels (UELs) is **1.1395**. The document also explains how PIH calculated the inflation factor. The calculation involves determining the weighted rate of change in utility costs during the reporting period (9.30 percent) and then inflating it to the anticipated rate that PHAs will pay during the funding period (13.95 percent).

GENERAL NEWS

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:

- [ERA2 Cumulative Program Data: Q2 2021 – Q1 2023](#)

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

DOJ Files Sexual Harassment Suit against CA Housing Providers

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has filed a lawsuit against a maintenance worker, the manager, and the owner of rental properties in California alleging sexual harassment and retaliation in violation of the [Fair Housing Act](#).

The [lawsuit](#), filed in the U.S. District Court for the Eastern District of California, alleges that a maintenance worker sexually harassed a female tenant from December 2018 through March 2019 by repeatedly asking the tenant to engage in sexual acts with him, asking her to be in a relationship with him, describing the sexual acts he wished to engage in with her and persistently commenting on her appearance, among other sexual advances. According to the complaint, the tenant reported the worker’s conduct to the property manager, who was also the worker’s father. After she reported the harassment and threatened to contact a lawyer or the police if it continued, the worker and manager refused to fix a leaking gas line in her dwelling, causing her to go without heat for one month and consequently forcing her to move out. The complaint also alleges that the property owner is vicariously liable for the worker and manager conduct because they were his agents when they engaged in sexual harassment and retaliation.

According to the press release, the lawsuit arose from a complaint that the former tenant filed with HUD. After HUD investigated the complaint, it issued a charge of discrimination, and the matter was referred to the Justice Department. The lawsuit seeks monetary damages to compensate the victim and a court order barring future discrimination.

The Fair Housing Act prohibits harassment of tenants and other forms of housing discrimination because of race, sex, color, national origin, disability, religion, and familial status. In October 2017, the DOJ’s Civil Rights Division [announced](#) the [Sexual Harassment in Housing Initiative](#). The initiative specifically seeks to increase the Department’s efforts to protect individuals from harassment by landlords, property managers, maintenance workers, security guards, and other employees and representatives of rental property owners. Since launching the Initiative, the Department has filed 34 lawsuits alleging sexual harassment in housing.



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Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100  
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