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GENERAL NEWS

HUD Publishes 2024 FMRs

In a *Federal Register* [notice](#) today, the Department of Housing and Urban Development ([HUD](#)) announced that it has published fair market rents (FMRs) for federal fiscal year (FFY) 2024 (October 1, 2023, through September 30, 2024). As explained in the notice:

Section 8(c)(1) of the United States Housing Act of 1937 (USHA), as amended by the Housing Opportunities Through Modernization Act of 2016 (HOTMA), requires the Secretary to publish FMRs not less than annually, adjusted to be effective on October 1 of each year. This notice describes the methods used to calculate the FY 2024 FMRs and enumerates the procedures for Public Housing Agencies (PHAs) and other interested parties to request reevaluations of their FMRs as required by HOTMA.

The due date for comments on the 2024 FMRs is **October 2, 2023**. The revised FMRs will be effective on **October 1, 2023** (unless HUD receives a valid request for reevaluation of specific area FMRs).

Materials [posted](#) on PD&R's [FMR page](#) include the [FY 2024 Schedule of Metropolitan and Non-Metropolitan FMRs](#) and the [FY 2024 Small Area Fair Market Rent Schedule](#) (SAFMRs).

DOJ Settles Disability Discrimination Suit Against MO Housing Developers

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that the developers of residential apartments in St. Louis, Missouri, have agreed to settle a federal lawsuit alleging that they violated the [Fair Housing Act](#) and the Americans with Disabilities Act ([ADA](#)) by failing to design and construct apartments to be accessible to people with disabilities.

The Fair Housing Act prohibits discrimination on the basis of disability. The Act also requires housing built after March 1991 to contain accessible features for persons with disabilities. Failure to meet these standards it is considered unlawful discrimination. Additionally, the ADA protects individuals with disabilities from discrimination in public accommodations.

Under the [consent order](#), which must still be approved by the U.S. District Court for the Eastern District of Missouri, the defendants will pay \$18,500 into a settlement fund to compensate individuals harmed by the inaccessible housing and will modify features of the apartment complex to be accessible. The updates will, among other things, eliminate inaccessibly steep slopes on the walkways around the outside of the apartment complex; make accessible the exterior facilities, such as the dumpster and the dog park, by constructing the appropriate sidewalks and ramps; and make the bathrooms in the apartments more accessible and usable. The consent order also requires that the defendants' employees undergo training on the design and construction requirements of the Fair Housing Act and the ADA.



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