



September 26, 2024

GENERAL NEWS

HUD Charges ID and FL Housing Providers with Disability Discrimination

In a [press release](#) on Monday, the Department of Housing and Urban Development ([HUD](#)) announced that it has charged the managers and owner of an RV park in Caldwell, Idaho, with discriminating against a tenant based on disability by refusing to allow her assistance animal to reside with her at the RV park. HUD's [charge](#) alleges that the complainant requested to live with her assistance animal but the property manager imposed a weight restriction and a fee. The complainant requested a reasonable accommodation to the RV park's restrictive pet rules under the Fair Housing Act. In response, the property manager told her that if she decided to keep the dog, she would have to leave. Eight days later, the RV park terminated the complainant's lease, forcing her to vacate the property with her assistance animal.

In another [press release](#) on Monday, HUD announced that it has charged housing providers in Tallahassee, Florida, with violating the Fair Housing Act by failing to grant a tenant with a disability a reasonable accommodation to allow the tenant to live with an emotional support animal. HUD's [charge](#) alleges that the denial caused the complainant actual damages, including economic loss, lost housing opportunity, and emotional distress. The charge also alleges that the respondents violated the Fair Housing Act when they threatened the complainant with an eviction because of her reasonable accommodation request.

In both cases, a United States administrative law judge will hear HUD's charges unless any party elects to have the case heard in a 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 harm caused by the discrimination. The judge may also order injunctive relief and other equitable relief, as well as payment of attorney fees. In addition, the judge may impose fines to vindicate the public interest. If the case is heard in a federal court, the judge may also award punitive damages.

The [Fair Housing Act](#) prohibits discrimination based on disability, including the denial of reasonable accommodations that would otherwise allow a tenant with a disability an equal opportunity to use and enjoy their housing. A reasonable accommodation includes a waiver of pet weight restrictions and pet fee rules for assistance animals. The Act also prohibits statements that indicate a preference or limitation based on disability.

HUD Posts Extreme Heat Playbook

On the HUD Exchange [Resource Library](#) webpage, the Department of Housing and Urban Development ([HUD](#)) has [posted](#) the [Extreme Heat Playbook](#), which provides HUD grantees and community partners with tools and strategies to address the impacts of extreme heat in their communities, particularly for the most vulnerable residents. The playbook provides actionable guidance that further develops the [Extreme Heat Quick Guide](#).

PD&R Publishes Housing Market Summary for Second Quarter 2024

HUD's Office of Policy Development and Research ([PD&R](#)) has posted its [national housing market summary](#) for the second quarter of 2024. Topics addressed in the summary include:

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

According to the introduction:

Housing market activity was mixed in the second quarter of 2024. The pace of new construction fell for single-family and multifamily housing. Purchases of homes for sale increased for new homes but declined for existing homes. The listed inventory of homes for sale rose for new and existing housing. The seasonally adjusted (SA) Federal Housing Finance Agency (FHFA) and CoreLogic Case-Shiller repeat-sales house price indices showed year-over-year gains in house prices decelerated. The affordability of homeownership declined, and the affordability of renting remained the same.



For help with your PIH Alert subscription, email [Lizbeth Perez](#). For questions and comments on content, email [Olga Vélez](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).



Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100
[Unsubscribe](#) [Manage preferences](#)