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GENERAL NEWS

HUD Releases 2021 Year in Review

In a [press release](#) issued on December 22, 2021, the Department of Housing and Urban Development ([HUD](#)) outlined the agency's major actions in 2021, which aligned with key Biden-Harris administration priorities, including ensuring equity, removing barriers to homeownership, expanding the nation's housing supply, and keeping Americans housed. Highlights of some of the agency's actions in 2021 are included in the press release.

PD&R Publishes Housing Market Summary for Third Quarter 2021

HUD's Office of Policy Development and Research ([PD&R](#)) has posted its [national housing market summary](#) for the third quarter of 2021. 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 continued to slow in the third quarter of 2021. New construction declined for both single-family and multifamily housing. Housing purchases dropped for new homes but rose for existing homes, and the inventory of homes for sale rose for both types of housing. The seasonally adjusted Federal Housing Finance Agency (FHFA) and CoreLogic Case-Shiller repeat-sales house price indices showed annual house price increases accelerated in the third quarter.

HUD Settles National Origin Discrimination Case against CA Housing Providers

In a [press release](#) issued on December 28, 2021, HUD announced that it has reached a [conciliation/voluntary compliance agreement](#) with management agents and owners of four HUD-subsidized apartment complexes in southern California. The agreement resolves allegations that they violated the [Fair Housing Act](#) and [Title VI of the Civil Rights Act of 1964](#) when the property managers refused to rent to or provide adequate language services for applicants with limited English proficiency (LEP).

The Fair Housing Act prohibits housing providers from discriminating against persons seeking housing because of national origin. In addition, Title VI of the Civil Rights Act prohibits discrimination on the basis of national origin by recipients of federal financial assistance and requires such recipients to take reasonable steps to ensure that LEP persons have meaningful access to language services.

The case came to HUD's attention when a HUD Fair Housing Initiatives Program agency filed four complaints after it conducted fair housing tests allegedly showing that on-site managers at the properties refused to rent to LEP persons and told Spanish speaking prospective tenants that they needed to speak English in order to be added to properties' waiting lists. LEP prospective tenants were also allegedly told that they had to provide their own interpreters.

Under the agreement, the management agents and owners of the properties will pay \$9,000 to the fair housing agency, submit documentation attesting to completion of fair housing training, and comply with HUD's LEP guidelines entitled "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons."



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