



October 1, 2020

CORRECTION

Yesterday we reported that on September 25 in the *Federal Register*, the Department of Housing and Urban Development ([HUD](#)) published a notice announcing the 2021 difficult development area (DDA) designations and qualified census tracts (QCTs) for the low-income housing tax credit (LIHTC) program, and inadvertently linked last year's notice. In fact, the notice was published on **September 24, 2020**, and can be accessed [here](#). The **2021** QCTs and DDAs are effective for allocations of credit or if the bonds are issued and the building is placed in service after December 31, 2020. The data and other supplementary information are available on [this page](#) at [PD&R's website](#).

GENERAL NEWS

HUD Charges RI Housing Providers with Discrimination

In a [press release](#) yesterday, the HUD announced that it is [charging](#) housing providers in Rhode Island with discrimination on the basis of familial status. HUD's charge alleges that the housing providers violated the federal [Fair Housing Act](#) by refusing to negotiate for the rental of a dwelling and making housing unavailable due to family status, steering tenants with children away from their desired housing, and making or intending to make statements that indicate any preference, limitation, or discrimination based on family status.

Under the Fair Housing Act, it is unlawful to deny or limit housing to families that have children under the age of 18, including refusing to negotiate and making discriminatory statements based on family status.

DOJ Settles Sexual Harassment Suit against OH Landlord

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has reached a settlement with an Ohio landlord involving sexual harassment. The settlement resolves a complaint filed in 2018 alleging that the landlord sexually harassed female tenants at rental properties since at least 2013, including making unwelcome sexual advances and comments, sending unwanted sexual text messages and photos, engaging in unwanted sexual touching, offering to reduce rent and overlooking or excusing late or unpaid rent in exchange for sex, evicting or threatening to evict female tenants who objected to or refused sexual advances, and entering the homes of female tenants without their consent and otherwise monitoring their daily activities with cameras directed at their units.

Under the terms of the [consent order](#), the landlord will pay damages of \$167,125 to the victims of his conduct, \$7,875 to another plaintiff in the lawsuit, and a \$2,500 civil penalty.

The consent order also bars the defendants from participating in the rental or management of residential properties in the future.

In October 2017, the Department of Justice's Civil Rights Division [announced](#) the [Sex Harassment Initiative](#) (SHI). The initiative specifically seeks to increase DOJ'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 January 2017, DOJ has filed or settled 23 sexual harassment cases and has recovered over \$2.9 million for victims of sexual harassment in housing.

DOJ Files Racial Discrimination Lawsuit against NY Housing Provider

In another [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has filed a [lawsuit](#) against a sales and former rental agent in New York, alleging that the housing provider violated the federal [Fair Housing Act](#) by intentionally discriminating on the basis of race against African-American housing applicants.

According to the press release, the housing provider treated African Americans who inquired about available rental units differently and less favorably than similarly situated white persons. The housing provider allegedly told African-American testers about fewer rental units than white testers, generally offered African-American testers units only in racially mixed neighborhoods while offering white testers units in both overwhelmingly white and racially mixed neighborhoods, and made more encouraging comments to white testers about available rental units. The lawsuit seeks monetary damages to compensate victims, civil penalties against the defendants to vindicate the public interest, and a court order barring future discrimination.



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