



**November 24, 2021**

## EDITOR'S NOTE

The NMA office will close today at noon for a long holiday weekend. We wish you all a happy Thanksgiving!

## PH PROGRAM NEWS

### PIH Issues Notice on 2022 Operating Fund Grant Eligibility Calculations

Today HUD's Office of Public and Indian Housing ([PIH](#)) issued [Notice PIH 2021-31](#) to provide instructions for calculating operating fund (OpFund) grants for calendar year (CY) 2022. Compared to [Notice PIH 2021-04](#) on the same subject, this notice includes the following changes and additions:

- A table identifying the cancellation date for grant years that have not closed yet.
- The Department is no longer including the section on COVID-19 related issues.
- Added information on participating in the Small-Rural Frozen Rolling Base Program (SR-FRB).

Instructions for completing Excel tools and other required documents, submission deadlines, and guidance materials related to various formula elements are posted to the [2022 operating fund grant processing webpage](#). HUD will deploy Excel Tools for new projects and notify PHAs via email no later than June 15, 2022. To receive funding in 2022, PHAs must submit the Excel Tools using the Operating Fund Web Portal to the appropriate HUD Field Office no later than June 22, 2022. Submissions received after the deadline may not be considered for funding in CY 2022.

## GENERAL NEWS

### HUD Awards \$20 Million for Eviction Protection

In a [press release](#) yesterday, HUD announced that it has awarded \$20 million to 10 organizations under the Eviction Protection Grant Program—the first time this type of grant has been awarded. The grants are awarded to legal service providers to help them provide legal assistance to low-income tenants at risk or subject to eviction. Made available through HUD's Office of Policy Development and Research ([PD&R](#)), these grants help legal service providers serving or expanding services in areas with high rates of eviction or prospective evictions, including rural areas, and are part of the larger "whole government approach" in supporting families recovering from the public health and economic impacts of the COVID-19 pandemic. A complete list of awardees and the amounts they will receive can be found in the [press release](#).

### PD&R Announces Quarterly Update Panel on Eviction Crisis

Earlier this week, [PD&R](#) also announced that it will be holding a [quarterly update event](#): Government's Response to the Eviction Crisis. The panel will cover the "whole government approach" to the crisis and will bring together federal, state, and local stakeholders to discuss how the different levels of government have coordinated and complemented each other's efforts, as well as areas for improvement. The panel will be held virtually on Thursday, December 9, 2021, from 2:00 to 3:45 p.m. Eastern time. For more information on the panel, click [here](#). To register, click [here](#).

## DOJ Settles Sexual Harassment Suit against MA Landlord and Employee

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has secured a settlement with a Massachusetts landlord and his employee resolving allegations that they sexually harassed female tenants.

According to the press release, the lawsuit alleged that the landlord and his maintenance worker violated the [Fair Housing Act](#) by subjecting female tenants to harassment that included making unwelcome sexual advances and comments, making unscheduled and frequent visits to certain tenant units without legitimate property management reasons for the visits, and taking adverse actions against tenants who resisted the sexual overtures. The complaint further alleged that the maintenance worker sexually harassed and assaulted tenants and that the landlord, after receiving notice of the maintenance worker's harassment, retaliated against one tenant by filing an eviction action against her and failed to take action to prevent the maintenance worker from engaging in additional sexual harassment.

Under the terms of the consent decree, which must still be approved by the U.S. District Court for the State of Massachusetts, the defendants will pay \$65,000 to compensate individuals harmed by the harassment and a \$10,000 civil penalty. In addition, they will vacate a judgment that defendants had obtained against a former tenant in housing court. The consent decree also bars future discrimination and retaliation, requires that property management responsibilities be turned over to one or more individuals approved by the United States, mandates the implementation of a sexual harassment policy, a complaint procedure, and Fair Housing Act training, and requires detailed reporting regarding property management activities and compliance with the terms of the consent decree. The landlord and maintenance worker will be barred from participating in property management responsibilities at residential rental properties as well.

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 23 lawsuits alleging sexual harassment in housing.



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