



December 14, 2021

RAD PROGRAM NEWS

HUD Posts RAD Case Study

HUD has posted a new [case study document](#) showcasing a Q&A with a CEO of an agency in Rock Island, Illinois who converted one of their developments under the Rental Assistance Demonstration ([RAD](#)) with plans for future conversions. Through its RAD transformation, the organization was able to increase its cash flow and provide homes for 700 families. The Q&A addresses topics such as the agency's strategy for recapitalizing the property, organizing funding sources, the conversion team, and challenges faced, among others. Click [here](#) to access archived RAD case studies and photo essays.

GENERAL NEWS

HUD Announces Assistance for Kentucky Disaster Survivors

In a press release posted yesterday, the Department of Housing and Urban Development ([HUD](#)) announced the implementation of federal disaster assistance for areas in the State of Kentucky affected by severe storms, straight-line winds, flooding, and tornadoes beginning on December 10, 2021, and continuing.

The presidential major disaster declaration issued on December 12, 2021, allows HUD to offer assistance to affected individuals living in impacted counties. Effective immediately, the Department will:

- Grant a [90-day moratorium](#) on foreclosures of FHA-insured homes
- Make mortgage insurance available under [HUD's Section 203\(h\)](#) program
- Make insurance available for both mortgages and home rehabilitation under [HUD's Section 203\(k\) program](#)
- Make [information on housing providers](#) and HUD programs available
- Provide flexibility to Community Planning and Development Grantees, which can apply for needed administrative flexibility in response to natural disasters. For more information on applying for a waiver or suspension of requirements, [contact](#) your local CPD program office.
- Provide flexibility to PHAs, which can apply for needed administrative flexibility through disaster waivers. Click [here](#) to see the notice for PHAs on disaster waivers and administrative flexibilities and [here](#) for the latest *Federal Register* disaster relief notice.
- Ensure HUD-approved housing counseling agencies are ready to assist
- Assist with housing discrimination

Click [here](#) for more information about disaster resources.

DOJ Settles Sexual Harassment Suits against Kentucky Landlords

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has reached a \$230,000 agreement with owners and managers of rental properties in Kentucky resolving allegations sexual harassment.

According to the press release, the lawsuit alleged that one of the owners violated the [Fair Housing Act](#) by subjecting numerous female tenants to sexual harassment and retaliation since 2012. Specifically, the owner was accused of making repeated and unwelcome sexual comments, entering the homes of female tenants without consent, touching without consent, requesting sexual acts, offering reduced or free rent in exchange for sexual acts, and taking adverse action against those who refused his advances. The other owner was aware of the allegations but took no action to stop the harassing behavior, and allegedly also took adverse action against those who complained about the behavior.

Under the terms of the consent decree, the owners will pay \$220,000 to 11 women who are current or former tenants harmed by the conduct, and must pay a \$10,000 civil penalty to the United States. The owners must also take steps to dismiss any pending eviction actions against the victims, vacate any adverse judgments they obtained against the victims, and take steps to repair the credit of any affected victim. The consent decree also bars future discrimination, permanently bars the owners from property management, mandates Fair Housing Act training, and requires monitoring and reporting regarding property management activities.

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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