



December 15, 2021

GENERAL NEWS

HUD Posts PH and HCV Resources

Recently on the [HUD Exchange News webpage](#), the Department of Housing and Urban Development (HUD) [announced](#) that the following resources are available on the [HUD Exchange website](#) to support PHAs and their partners in developing and administering their public housing and voucher programs:

- [HCV Landlord Resources](#): These resources provide an overview of some of the main processes' landlords will encounter when participating in the Housing Choice Voucher (HCV) program.
- [HCV Landlord Strategy Guidebook](#): The HCV Landlord Strategy Guidebook presents strategies that PHAs can implement to improve landlord participation in the HCV program.
- [EPC Incentives Management Training](#): This video series assists PHAs with an Energy Performance Contract (EPC) to develop the knowledge and skill sets needed to better understand EPCs and review and request various EPC incentives during the annual Operating Fund Grant (OpFund) process.
- [PHA Asset Repositioning Post-Closing How-To Videos](#): This video series explains and discusses common issues and activities that occur post-repositioning. Additional videos will be coming soon. Each video will help PHAs understand their asset management and reporting responsibilities in the Project-Based Voucher (PBV) program following repositioning actions leading to PBVs.
- [Public Housing Resident Organizing and Participation Toolkit](#): Available in English and Spanish, this toolkit assists public housing residents interested in creating or supporting a resident council.
- [NSPIRE Online Training](#): This training curriculum provides a basic foundation of the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections model and how it works within HCV program.
- [PHA Strategies to Assist People Experiencing Homelessness Guidebook and Webinar](#): This five-part guidebook outlines strategies and approaches for PHAs to play an important role in reducing and ending homelessness in their communities by using HCV and public housing programs. The accompanying webinar introduced the guidebook and presented best practices.
- [HCV Landlord Videos](#): This collection of videos introduces the HCV program to prospective landlords and highlights HCV landlords from across the country.
- [FYI Webinar Series: Partnership Development and Maintenance Recording](#): This webinar discussed best practices for developing and maintaining partnerships that promote a successful Foster Youth to Independence (FYI) program.
- [Minimum Rent and Hardship Exemption Policy Video](#): This video provides guidance and information for PHA staff related to HUD's Public Housing Minimum Rent and Hardship Exemption requirements.
- [Mainstream Voucher Spotlights](#): In these video interviews, residents and staff from three PHAs share how Mainstream vouchers are helping HUD-assisted families who meet the

targeted preference criteria in the Fiscal Year (FY) 2019 Mainstream Voucher Program Notice of Funding Availability ([NOFA](#)).

- [Public Housing Assessment System Training: Improving PHA Performance](#): This five-module webinar provides a comprehensive overview of the Public Housing Assessment System ([PHAS](#)) and the four indicators and sub-indicators in these areas: Physical Assessment Subsystem ([PASS](#)), Management Assessment Subsystem (MASS), Financial Assessment Subsystem ([FASS](#)), and Capital Fund Program ([CFP](#)) Assessment.

PD&R Publishes New Issue of *Cityscape*

HUD's Office of Policy Development and Research ([PD&R](#)) has published the third issue of [Cityscape](#) for 2021. The theme for this [issue](#) is "The Hispanic Housing Experience in the United States, Part II." Articles that may be of interest include:

- [Movement Toward High Opportunity and Racial and Ethnic Integration for Hispanics in the Housing Choice Voucher Program](#)
- [Hispanic Families in Assisted Housing](#)
- [Hispanic Disaster Preparedness in the United States, 2017: Examining the Association with Residential Characteristics](#)

You'll find a complete table of contents on [this page](#).

DOJ Settles Sexual Harassment Suit against New Jersey Landlord

In a [press release](#) yesterday, the Department of Justice ([DOJ](#)) announced that it has reached a \$4.5 million agreement with a landlord in New Jersey concerning at least 15 years' worth of sexual harassment allegations. The settlement, which is still pending approval, is the largest monetary settlement the DOJ has ever obtained in a housing-related sexual harassment case.

According to the press release, the owner allegedly violated the [Fair Housing Act](#) by demanding sexual favors to get or keep housing, offering housing benefits in exchange for sexual favors, touching tenants and applicants in a way that was sexual and unwelcome, and making unwelcome sexual comments and advances to tenants and applicants. The complaint also alleged that the owner initiated or threatened to initiate eviction actions against tenants who objected to or refused his sexual advances. The owner was an HCV landlord and received approximately \$102,000 each month in federal dollars.

Under the terms of the proposed consent decree, the owner will pay \$4,392,950 in monetary damages to tenants and prospective tenants harmed by his harassment, and is permanently barred from owning and managing residential rental properties in the future. The owner will also be required to dismiss housing court judgments obtained in proceedings deemed to be retaliatory and take steps to repair the credit of any affected tenants, and to pay a \$107,050 civil penalty to the United States, the maximum civil penalty allowed under the Fair Housing Act.

There are also separate, ongoing criminal prosecutions against the owner that include coercing 20 tenants into sexual acts in exchange for financial relief. The owner is charged with 13 counts of second-degree sexual assault, one count of second-degree attempted sexual assault, and 21 counts of fourth-degree criminal sexual contact. The [press release](#) urges individuals to come forward who believe that this owner subjected them to sexual harassment.

As you know, 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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