



April 21, 2021

HCV PROGRAM NEWS

PIH Updates Two-Year Projection Tool

On the [Tools](#) page on the Housing Choice Vouchers ([HCV](#)) website, HUD's Office of Public and Indian Housing ([PIH](#)) posted an updated version of the two-year projection tool ([TYT](#)) for the HCV program. The tool is current as of April 19, 2021. You can access the tool and instruction guide through HUD's Secure Systems.

GENERAL NEWS

HUD Charges TX Rental Property Owner with Familial Status Discrimination

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it is [charging](#) the owner of a six-bedroom rental home in Frisco, Texas, with discrimination on the basis of familial status. HUD's charge alleges that the owner violated the [Fair Housing Act](#) by refusing to rent to a woman and her ten children. Specifically, the charge alleges that the owner stated that he could not rent the home to a family with eleven people, even though the mother, a HUD Housing Choice Voucher recipient, was qualified to rent the home.

The case came to HUD's attention when the woman filed a complaint with a HUD Fair Housing Assistance Program ([FHAP](#)) agency alleging that she was denied the opportunity to rent the home because of the number of children she has. HUD's charge alleges that the owner initially contacted the mother through GoSection8.com telling her about his "beautiful 5,095 square-foot home for rent in Frisco." The charge further alleges that when the woman told the owner that she has ten children, he told her that was too many children and refused to rent to the family. The family ultimately moved to a smaller rental home with fewer bedrooms in a different city.

Under the Fair Housing Act, it is unlawful to deny or limit housing to families that have children under the age of 18 and to make statements that discriminate against families with children. This includes publishing advertisements that indicate a preference or otherwise discriminate against families with children. Housing may exclude children only if it meets the Fair Housing Act's exemption for housing for older persons.

HUD's charge will be heard by a United States administrative law judge unless any party elects to have the case heard in federal court. If the judge finds after a hearing that discrimination has occurred, the judge may award damages to the complainant for losses caused by the discrimination. The judge may also order injunctive relief and other equitable relief, as well as payment of attorney fees. In addition, the judge may impose civil penalties to vindicate the public interest.



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