



June 7, 2021

GENERAL NEWS

HUD Updates Eviction Prevention and Stability Toolkit

Last week on the [Public and Indian Housing COVID-19 Resources](#) webpage, the Department of Housing and Urban Development (HUD) posted an updated [eviction prevention and stability toolkit](#), which includes new information and reflects the latest [CDC](#) guidance. The following revised documents offer information and resources to PHAs and HCV landlords on ways to stabilize families during and after COVID-19:

- [PHA brochure](#): it contains information on permitting repayment agreements and updating repayment agreement policies, adopting policies for retroactive interim reexaminations, directing outreach to households behind on rent, reviewing policies on minimum rent and financial hardship exemptions, and positioning residents for stability during and after COVID-19.
- [Tenant brochure](#): it provides information to prevent eviction for nonpayment of rent as the end of the eviction moratorium approaches.
- [Housing Choice Voucher \(HCV\) landlord flyer](#): it offers information to encourage HCV landlords to coordinate with the PHA and engage with their tenants before the end of the eviction moratorium. It also encourages landlords to set up a repayment agreement if the household cannot repay unpaid rent in a lump sum by June 30, 2021.
- [Repayment agreement guidance](#): it centralizes HUD guidance on repayment agreements for PHAs and HCV landlords.
- [Attachment 5](#) and [Attachment 6](#): samples of repayment agreements that PHAs can use with a public housing tenant.
- [Attachment 7](#): a sample repayment agreement from an HCV only agency.
- [COVID-19 resident needs assessment survey](#): a survey that can be used to identify resident needs and potential reasons for nonpayment of rent.
- [Fact sheet to assist tenants who have accrued back rent](#): it provides PHAs with guidance on how to assist tenants who have accumulated back rent during the suspensions of evictions. It can be used by tenants as well.
- [Treasury's Emergency Rental Assistant Program \(ERAP\)](#): it provides information on funding available to assist households that are unable to pay rent or utilities.

HUD Kicks Off National Healthy Homes Month

In a [press release](#) last Friday, HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) announced that it has kicked off National Healthy Homes Month (NHHM) to educate families and communities about the importance of creating and maintaining a healthy home by addressing home-based hazards. This includes reducing moisture and mold, improving ventilation, controlling pests, and maintaining indoor air quality.

According to the press release, this year's theme, "The Power of Partnerships," exemplifies the success of HUD's history in fostering partnerships to address childhood lead safety and create healthy homes nationwide. "Our collective work is the reason we have achieved great progress in mitigating the impacts of unhealthy housing, strengthening communities, preserving affordable housing, and ensuring future generations can achieve their full potential."

HUD has posted an NHHM [Campaign Resource Toolkit](#) and other resources to help encourage local implementation. You can find links to these and other related materials on the [NHHM page](#) at [HUD's website](#).

DOJ Settles Sexual Harassment Suit against San Diego Landlord

In a [press release](#) last week, the Department of Justice (DOJ) announced that it has reached a settlement with a San Diego landlord resolving allegations that he sexually harassed female tenants while owning and managing San Diego area rental properties.

According to the press release, the lawsuit alleged that the landlord's harassment spanned a period of nearly two decades. The allegations included that he engaged in unwelcome sexual touching, offered to reduce monthly rental payments in exchange for sex, made unwelcome sexual comments and advances, made intrusive and unannounced visits to female tenants' homes to further his sexual advances, and evicted or threatened to evict female tenants who objected to or refused his sexual advance.

Under the [consent order](#), the landlord must pay \$205,000 in damages to tenants harmed by his harassment and a \$25,000 civil penalty to the United States. He is also prohibited from being involved in property management of rental units in the future and must hire an independent professional property manager. Additionally, he must implement a nondiscrimination policy and complaint procedure and must release judgments obtained against victims whom he wrongfully evicted.

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 21 lawsuits alleging sexual harassment in housing.

NMA NEWS

NMA Opens 2021 Housing Award Contest

[Nan McKay and Associates \(NMA\)](#) is now accepting entries for the 2021 [NMA Housing Awards](#). This year small PHAs and large PHAs will be able to compete separately for awards in two categories:

- NMA Development Award
- NMA Resident Service Award

The deadline for entries is **June 30**. Winners of the awards will be honored at a virtual event in August. For details about the contest, including how to enter, click [here](#).



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Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100
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