



July 12, 2021

GENERAL NEWS

HUD Charges California Housing Provider with Disability Discrimination

In a press release dated July 8, 2021, and sent via email last Friday, the Department of Housing and Urban Development ([HUD](#)) announced that it has [charged](#) a mobile home community in Oceanside, California, with violating the [Fair Housing Act](#) by refusing to grant a resident with mental health disabilities a reasonable accommodation request to keep an assistance animal.

Under the Fair Housing Act, it is unlawful to deny or limit housing to persons with disabilities, which includes refusing to make reasonable accommodations in policies or practices. Allowing people with disabilities to have assistance animals that perform work, tasks, or provide disability-related emotional support is considered a reasonable accommodation under the Act. That means that a housing provider who otherwise enforces a “no-pets” policy must waive it for a prospective renter or resident who needs an assistance animal because of a disability.

HUD’s charge alleges that the mobile home community refused to allow a woman with mental health disabilities to have a cat as an assistance animal in her mobile home. According to the charge, the housing provider initially granted the woman a reasonable accommodation from its “no-pets” policy but later reneged, telling her that only service dogs were permitted. The housing provider also allegedly sought to fine the woman for failure to comply with its policy.

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. If the matter is decided in federal court, the judge may also award punitive damages.

HCV PROGRAM NEWS

HUD Posts New Video to the HCV Landlord Resources Webpage

Last Friday on the [HCV Landlord Resources](#) webpage, the Department of Housing and Urban Development ([HUD](#)) posted an informational video that explains how the Housing Choice Voucher ([HCV](#)) program works. The seven-minute video illustrates the basics and benefits of the program, as well as how prospective landlords can participate. You can also watch it on the [HUD Exchange Channel](#) at [YouTube](#).



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