



September 30, 2021

PH PROGRAM NEWS

HUD Announces Latest in PH Repositioning Webinar Series

The Department of Housing and Urban Development ([HUD](#)) has [announced](#) that it will be hosting the latest in its series of training webinars on repositioning public housing. The series enables PHAs to understand multiple aspects of the repositioning process and identify strategies and resources available to successfully complete it. As such, the series is relevant for PHA directors, staff, residents, board members, and others working with PHAs to develop and execute a repositioning strategy.

The latest scheduled webinar, titled "[Choice Neighborhoods and Repositioning](#)," will introduce participants to the [Choice Neighborhoods](#) program and discuss how it works with repositioning. It is scheduled for Wednesday, October 27, 2021, from 1:00 to 3:00 p.m. Eastern time. Click [here](#) for more information, including [instructions](#) on how to register.

GENERAL NEWS

HUD Charges Texas Rental Property Owners with Disability Discrimination

In a [press release](#) yesterday, HUD announced that it is [charging](#) the owners of several residential properties in Texas with violating the [Fair Housing Act](#) by refusing to rent a house for use as a group home for persons with mental disabilities.

The Fair Housing Act prohibits housing providers from denying housing to persons with disabilities or subjecting them to discriminatory terms or conditions. This prohibition includes the refusal by owners of rental properties to permit their use for operation of group homes that allow persons with disabilities to live in the community.

The case came to HUD's attention when a health and human service agency contractor, who provides housing and related services for persons with severe mental disabilities, filed a complaint alleging that she was denied the opportunity to rent a single-family home because her clients have mental disabilities. HUD's charge, filed on behalf of the woman, alleges that the owner stated to her: "[O]ur neighborhood does not want those type of people. We are trying to get them out of our neighborhood."

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.



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