



March 17, 2020

PIH PROGRAM NEWS

PIH Posts Explanation of March and April Obligations

HUD’s Office of Public and Indian Housing ([PIH](#)) has posted a [document](#) explaining public housing operating fund obligations for one third of March and all of April 2020. According to the document, the initial funding for 2020 is based upon an estimate using 2019 and 2020 available formula data. More specifically, the calendar year (CY) 2020 prepopulated formula data and CY 2019 HUD-52723 data were used in determining the CY 2020 estimated project eligibility upon which March and April funding is based.

Once 2020 HUD-52723 and HUD-52722 operating subsidy tools are submitted by the PHA and processed and approved by HUD, the prorated eligibility will cumulatively apply to the next funding. In certain projects, this may result in an increase or decrease in funding as needed to adjust for overfunded or underfunded projects during the estimate funding period. For the one third of March and April funding, the interim proration level is 95 percent. The next round of 2020 funding will be provided by April 30, 2020.

GENERAL NEWS

DOJ Files Disability Discrimination Suit against Philadelphia Condo Association

In a [press release](#) dated March 12, the U.S. Department of Justice ([DOJ](#)) announced that it has filed a lawsuit alleging that a Philadelphia condominium association has violated the [Fair Housing Act](#) by discriminating against persons with disabilities who need assistance animals, including emotional support and service animals.

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.

The lawsuit arose from a complaint filed by a condo owner with the U.S. Department of Housing and Urban Development ([HUD](#)). The suit alleges that the association discriminated against persons with disabilities needing emotional support and service animals by denying their requests for reasonable accommodations to its “no-pets” policy. The complaint further alleges that the association has engaged in a pattern or practice of discrimination since 2009 by maintaining policies that, among other things, exclude all assistance animals—including service animals—from the condo’s common areas, impose a blanket ban on visitors’ assistance animals that have not been first qualified by the association from coming onto the property, and require that residents granted reasonable accommodations for assistance animals obtain a \$1 million insurance policy naming the association as an additional insured.

The [lawsuit](#) seeks monetary damages to compensate victims, civil penalties, and a court order barring future discrimination. The complaint contains allegations of unlawful conduct, which must be proven in federal court.



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