



# **FY 22**

STATE OF  
FAIR HOUSING  
**ANNUAL  
REPORT TO  
CONGRESS**



*OPPORTUNITY | EQUITY | ACCESS*  
*U.S. Department of Housing and Urban Development*

# **FY 2022 STATE OF FAIR HOUSING ANNUAL REPORT**

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# INTRODUCTIONS

## **MESSAGE FROM THE PRINCIPAL DEPUTY ASSISTANT SECRETARY**



*FHEO's Principal Deputy  
Assistant Secretary,  
Demetria L. McCain.*

On behalf of the U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO), it gives me great pleasure to present the Fiscal Year (FY) 2022 Annual Report on Fair Housing. FHEO has engaged its resources throughout FY22 to meet its mission to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities, as well as advance objectives under HUD's strategic plan, the Biden-Harris Administration's directives, executive orders and relevant civil rights statutes.

The breadth of FHEO's work touches a wide variety of housing and community development activities. FHEO derives its authority from the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 109 of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1973, Titles II and III of the Americans with Disabilities Act of 1990, the Architectural Barriers Act of 1968, the Age Discrimination Act of 1975, Title IX of the Education Amendments Act of 1972 and the Violence Against Women Act. With staff across HUD's ten regions and at headquarters, the FHEO team is leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws.

FHEO made great strides in Fiscal Year 2022. In the homeownership context FHEO has played a key role on the [Interagency Taskforce on Property Appraisal and Valuation Equity](#) (PAVE) and helped [educate the public about Special Purpose Credit Programs](#), a tool that has been too rarely used by lending institutions to help address inequities in barriers to credit and homeownership. FHEO's efforts on behalf of renters notably included issuance of [multifamily housing marketing guidance](#) as a technical assistance tool that helps housing providers steer clear of illegal housing discrimination.

Given the prevalence of housing discrimination in America, the Office of Fair Housing and Equal Opportunity's role as the civil rights arm of the Department remains crucial as we try to live up to our country's aspiration as a place where all are welcomed and can thrive. With a dedicated staff, leadership and resources, FHEO intends to continue along this aspirational path while ensuring fair housing along the way.

Sincerely,

A stylized handwritten signature in black ink, appearing to read 'DMcCain'.

Demetria L. McCain  
Principal Deputy Assistant Secretary  
Office of Fair Housing and Equal Opportunity

## **STATUTORY REQUIREMENTS**

This report was prepared in accordance with Sections 808(e)(2) and (6) of the Fair Housing Act and Section 561(j) of the Housing and Community Development Act of 1987. These statutes require the Secretary of Housing and Urban Development (HUD) to report annually to Congress on several aspects of HUD's work in fair housing. In particular:

### **Section 808(e)(2)**

Section 808(e)(2) of the Fair Housing Act directs HUD to report on the "nature and extent of progress made nationally in eliminating discriminatory housing practices and furthering the purposes of [the Fair Housing Act], obstacles remaining to achieving equal housing opportunity, and recommendations for further legislative or executive action." It also directs HUD to report on the number of instances in which steps in the complaint process – including investigating a complaint, making a determination of cause, commencing an administrative hearing, or issuing a decision – were not completed as prescribed by law.

### **Section 808(e)(6)**

Section 808(e)(6) of the Fair Housing Act requires that HUD annually report data to Congress on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of programs administered by HUD, to the extent that such characteristics are within the coverage of the provisions of the civil rights laws and executive orders listed in Section 808(f).



## **Section 808a**

Section 808a of the Fair Housing Act requires HUD to assess the extent of compliance with Federal fair housing requirements (including the requirements established under Title VI of the Civil Rights Act and the Fair Housing Act). HUD is required to collect at least annually data on the racial and ethnic characteristics of persons eligible for, assisted, or otherwise benefiting under each community development, housing assistance, and mortgage and loan insurance and guarantee program administered by HUD. HUD's annual report to Congress will contain a summary of this data.

## **Section 561(j)**

Section 561(j) of the Housing and Community Development Act of 1987 requires HUD to report on the progress made in accomplishing the objectives of the Fair Housing Initiatives Program, including a summary of enforcement, education, and outreach activities funded under the program.

## **ABOUT FAIR HOUSING EQUAL OPPORTUNITY**

### **OUR MISSION**

The mission of FHEO is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws.

### **WHO WE ARE**

FHEO implements and enforces laws that protect people from discrimination based on race, color, religion, sex (including sexual orientation and gender identity), national origin, disability, and familial status. In addition, FHEO enforces fair housing and civil rights compliance by recipients of HUD funding and in HUD programs.



## WHAT WE DO



### REVIEW

Compliance in HUD  
Programs

# WHAT WE DO



### ENFORCE

Civil Rights and  
Fair Housing



### INVESTIGATE

Complaints of  
Discrimination



### INCREASE

Public Awareness of Fair  
Housing Rights and  
Responsibilities



### MANAGE

Fair Housing  
Grants



## **ANNUAL REPORT ROADMAP**

Click on the boxes below to move throughout the report.





# FAIR HOUSING HIGHLIGHTS

## **FAIR HOUSING COMPLAINTS**

The Fair Housing Act prohibits discrimination because of race, color, national origin, religion, sex (including gender identity and sexual orientation), disability, and familial status in the sale, rental, financing, terms, conditions, and privileges of a dwelling and in other housing-related transactions. There were 11,741 total Fair Housing Act complaints filed in FY 2022.



Disability continues to be the top basis of alleged discrimination under the Fair Housing Act, with 5,069 complaints filed with HUD and its state agency Fair Housing Assistance Program (FHAP) partners in FY 2022. Race follows, making up 2,457 of the complaints in FY 2022. Sex (including sexual orientation and gender identity), national origin, and familial status follow. Color and religion were the least reported discriminatory bases during FY 2022. Complaints are often filed under more than one basis, including retaliation.

<b>Basis of Complaints</b>	<b>Number of Complaints FY 2022</b>
Disability	5,069
Race	2,457
Sex (sexual orientation and gender identity)	1,107
*Retaliation	1,065
National Origin	765
Familial Status	741
Color	354
Religion	183

*Source: HUD Enforcement Management System (HEMS)  
Data current as of November 29, 2022*

**\*Note: Retaliation is not one of the seven protected classes of the Fair Housing Act but is a basis for a complaint.**

## **PREVENTING AND COMBATING DISCRIMINATION ON THE BASIS OF GENDER IDENTITY OR SEXUAL ORIENTATION**

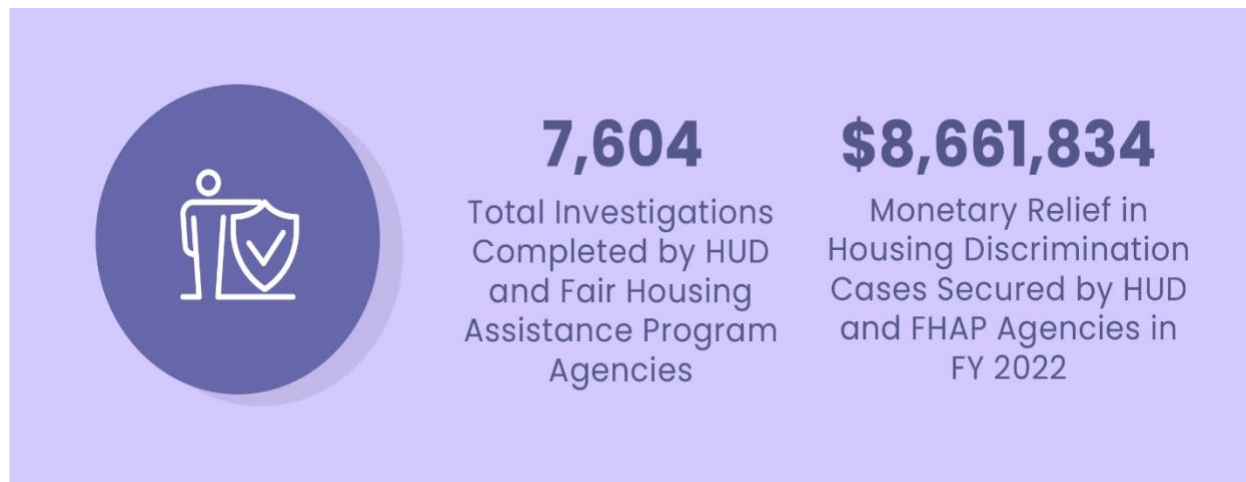
On February 11, 2021, FHEO issued a [memorandum](#) stating that, in light of the Supreme Court's decision in [Bostock v Clayton County, 590 U.S., 140 S. Ct. 1731 \(2020\)](#), HUD interprets the Fair Housing Act to bar discrimination on the basis of sexual orientation and gender identity and directs Fair Housing Assistance Programs and Fair Housing Initiative Programs to enforce the Act accordingly. The memorandum aimed to implement the policy set forth in President Biden's [Executive Order 13988 on Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation](#) (Executive Order 13988), which directed executive branch agencies to examine further steps that could be taken to combat such discrimination.

Since the issuance of the memorandum, HUD has updated agency resources concerning housing discrimination and persons identifying as lesbian, gay, bisexual, transgender, queer/questioning, intersex, asexual, and others (LGBTQIA+). Agency educational and outreach material was updated to document HUD's commitment to accept and investigate all legally sufficient complaints of sex discrimination, including discrimination because of actual or perceived gender identity or sexual orientation. Educational material was also updated to document HUD's

commitment to enforce the Fair Housing Act where it finds discrimination occurred or is about to occur.

HUD also initiated enforcement actions for claims of discrimination based on sexual orientation and gender identity.

## **ENFORCEMENT**



FHEO enforces the Fair Housing Act by investigating complaints of housing discrimination. State and local agencies in the Fair Housing Assistance Program (FHAP) assist HUD in its enforcement efforts. In FY 2022, HUD investigated and charged housing discrimination cases arising from individual complaints and Secretary-initiated complaints. HUD also investigated systemic patterns of discrimination by housing providers. Additionally, HUD and FHAP agencies reached several settlements. Consistent with Fair Housing Act requirements, FHEO seeks to conciliate complaints throughout the investigative process. More information can be found in the appendix. The following cases are examples of HUD's enforcement action during FY 2022.

## HUD Announces Fair Lending Agreement with Mortgage Company

On April 12, 2022, HUD entered into a Conciliation Agreement (Agreement) between the National Community Reinvestment Coalition (NCRC) and Movement Mortgage, LLC, resolving allegations that it engaged in discriminatory lending practices based on race and national origin, in violation of the Fair Housing Act. [Read the Agreement.](#)

*PROTECTED CLASS:*

**RACE &  
NATIONAL  
ORIGIN**

This Agreement arises from a complaint filed with HUD by NCRC alleging that it conducted testing in the Seattle-Tacoma area, which revealed different treatment of Black and Hispanic testers and White testers seeking housing loans. Testing is an investigative tool used to gather evidence. A test is a covert investigation involving one or more persons who initiate contact with a person or entity to gather information about housing policies, treatment and/or practices to compare with the requirements of fair housing laws or other civil rights laws. Movement Mortgage, LLC, denies having provided less favorable treatment to the testers based on race or national origin.

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*This agreement reflects HUD’s commitment to ensuring that everyone has equal access to credit regardless of their race or national origin. It is imperative that lenders comply with fair housing laws. HUD will continue working to ensure that all applicants are treated equally.*

— Demetria L. McCain, HUD’s Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity.

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Under the Agreement's terms, Movement Mortgage, LLC, will pay \$65,000 to NCRC and contribute an additional \$10,000 to a Seattle-area non-profit organization specializing in providing financial literacy and housing education and counseling for persons in majority-minority census tracts in the Seattle-Tacoma-Bellevue metropolitan area. Movement Mortgage, LLC, will also conduct a "Grab the Key" event in the Seattle metro area designed to improve homeownership rates of Black homebuyers. Employees of Movement Mortgage, LLC, will also complete additional fair lending training.

### **HUD Reaches an Agreement Addressing Discriminatory Advertising Claims on the Basis of National Origin, Race and Religion**

On October 14, 2021, the parties entered into a settlement agreement in Miguel Bravo v. Blumberg Properties, LLC., et al.

Complainant Miguel Bravo identified himself as a multiracial, Hispanic person. The Complainant answered an ad on Facebook offering housing opportunities and employment assistance. The ad was posted by LBAproperties.com, through the Jewish Community Services ("Respondent JCS") program, operating under the auspices of Respondent Temple Emanu-El. Complainant stated that he applied on-line around March 5, 2019, to the Respondents' program which offered services to those of Jewish descent. Complainant stated Respondent told him that he was not eligible for any services because he was not "really" Jewish. Complainant believed that the Respondent discriminated against him based on religion, national origin, and race, in violation of the Act.

Under the terms of the agreement, Respondent agreed to pay Complainant \$5,000.00, apply policies and procedures in a manner that is consistent with the Fair Housing Act and develop a new program that will provide relocation services or housing assistance grants to applicants.

*PROTECTED CLASS:*

**NATIONAL  
ORIGIN, RACE  
& RELIGION**

## **HUD Reaches Settlement with Homeowners Association Resolving Claims Based on National Origin and Religion**

On March 2, 2022, the parties involved in Sarolkar v. Hidden Harbor Homeowners Association, Inc. (HOA) entered into a Conciliation Agreement to resolve allegations of discrimination based on national origin and religion. The Conciliation Agreement settles allegations that the Association subjected the Complainant who identifies as Indian and Hindu and had resided at the property since 2017 as a renter to discriminatory terms and conditions by refusing to sell after he submitted an application to purchase but was denied shortly after applying. The Homeowners Association denied discriminating against the Complainant but agreed to settle the complaint.

*PROTECTED CLASS:*

**NATIONAL  
ORIGIN &  
RELIGION**

The Fair Housing Act makes it illegal to discriminate in housing based on religion or national origin, which includes the sale or rental of a dwelling. Under the terms of the agreement, Hidden Harbor Homeowners Association agreed to pay a monetary settlement of \$12,000, develop specific written nondiscriminatory sales/rental guidance, visibly post a fair housing graphic, and attend fair housing training.

## **Owner and Property Manager of Florida RV Park Agree to Pay \$45,000 to Resolve Claims of Housing Discrimination Against Transgender Woman**

In August 2022, HUD entered a Consent Order with the owner of a Davenport, Florida RV Park, 21 RV Palms Resort, Inc., and its property manager, Nathan Dykgraaf, to resolve allegations of gender identity discrimination under the Fair Housing Act. Read the consent order [here](#).

*PROTECTED CLASS:*

**SEX**

The Fair Housing Act prohibits housing providers from discriminating based on sex, which includes prohibiting tenants from expressing their gender

identity. HUD's Charge of Discrimination resulted from a complaint that the tenant, a transgender woman, filed with HUD. The complainant alleged that Dykgraaf violated the Act when he gave the tenant a letter stating that he was aware she was transitioning and telling her to act as a man, talk as a man, and dress as a man to avoid trouble.

The Consent Order, approved by a HUD Administrative Law Judge, requires 21 RV Palms Resort and Dykgraaf to pay the tenant and her family \$45,000 in damages. 21 RV Palms Resort and Dykgraaf are also barred from future discrimination and will undergo training on the Fair Housing Act, including training on transgender and gender non-conforming discrimination.



## **HUD Administrative Law Judge Orders Long Island Landlord to Pay Over \$70,000 for Discriminating Against Daughter with Disabilities and her Mother**

In June 2022, an Administrative Law Judge (ALJ) found a landlord violated the Fair Housing Act when he refused to rent to a mother and her daughter because of the daughter's cerebral palsy. The woman attempted to rent an apartment owned by Alex Raimos, who agreed to rent to the woman and accepted her security deposit.

After learning that the daughter had disabilities, Raimos retracted his agreement to rent. The family then had to move in with relatives. The ALJ found that the "outright refusal to rent is arguably the most egregious form of fair housing violation, as it completely denies an individual a valuable housing opportunity. To put the complainant and her disabled child through two months of anticipation, excitement and hope only then to take it away because of her child's cerebral palsy is reprehensible."

On June 7, 2021, HUD charged Alex Raimos with violating the Fair Housing Act. On June 22, 2022, the ALJ ordered Raimos to pay \$50,530 in damages to the family and a \$20,111 civil penalty to the United States. [Read the ALJ's Decision and Order.](#)

*PROTECTED CLASS:*

**DISABILITY**

## **HUD Announces Agreement with California Real Estate and Property Management Company**

HUD entered into a Conciliation Agreement with California property owners Joel and Christie A. Crowley, a property management company, Distinctive Properties Real Estate and Property Management, and property manager William Ware, resolving allegations that they discriminated against an interracial married couple based on race and disability. A former employee of the Respondents allegedly made discriminatory statements and

*PROTECTED CLASS:*

**RACE &  
DISABILITY**



refused to provide an accessible parking space for the husband. [Read the Agreement.](#)

Under the terms of the Agreement, the property owner agreed to pay the couple \$25,000, and the Respondents agreed to process all future requests made by or on behalf of applicants and/or residents for reasonable accommodation in a timely manner. Respondents will also provide fair housing training for their staff.



### **HUD Administrative Law Judge Enters Order Settling Discrimination Claim Against Massachusetts Housing Provider**

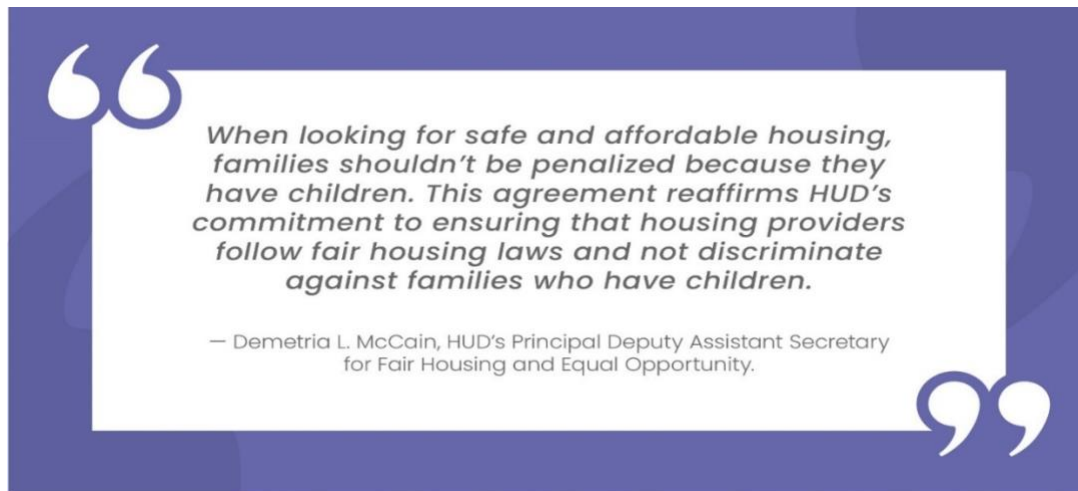
In July 2022, HUD announced that Blossom Associates, LLC, and Maryanne Hart, the owner and operator of multiple rental units in Massachusetts, will pay \$11,000 under a Consent Order resolving allegations made by HUD in a charge of discrimination that they refused to rent to a family because the family had children under the age of six. [Read the Order.](#)

**PROTECTED CLASS:**

**FAMILIAL  
STATUS**

The charge alleged that the family inquired on two occasions about renting a unit. Each time, Hart allegedly asked the parents if they had children and how old they were. Upon hearing the children were under six, Hart allegedly replied that she would not rent the unit to a family with children under six years of age because the unit had lead paint. Massachusetts has childhood lead paint poisoning prevention laws that require housing providers to remove or control lead-based paint in units where children under six reside. The laws also create liability for housing providers

if they do not remediate lead hazards and young children experience lead poisoning as a result.



Under the terms of the Consent Order, Blossom Associates, LLC, and Hart will pay \$11,000 to the family, complete fair housing training, include an inclusive statement in all future rental advertisements, and refrain from making disparaging written or oral statements about the family.

### **HUD Announces Conciliation Agreement with California Housing Providers**

HUD entered into a Conciliation Agreement with California property owner, 751 Driskell Ave, L.P., and property management company, WinnResidential California L.P. The Agreement resolved allegations that the respondents discriminated against families with children by enacting overly restrictive rules targeting children's access to the property's common areas and enforcing a rule prohibiting personal items from being left in the common areas only against families with children. The respondents deny having discriminated against the complainants. [Read the Agreement.](#)

**PROTECTED CLASS:**

**FAMILIAL  
STATUS**

This Agreement arose from complaints filed with HUD by three residents of the property and Project Sentinel, a fair housing organization that provides assistance



to and educates the community on fair housing laws. The complaints alleged that the respondents violated the Fair Housing Act. The residents alleged that the

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*All members of the family, including children who are tenants, should be able to enjoy the safety and comfort of home. HUD recognizes that, through this agreement, 751 Driskell Ave, L.P. and WinnResidential California L.P. affirm their ongoing commitment to follow fair housing laws and not discriminate against families who have children.*

— Demetria L. McCain, HUD's Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity.

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owners prohibited their children from playing on the property's play structure or grass. They alleged further that the manager sent a notice that children under the age of 14 had to be supervised by an adult while outside and the disposal of children's toys and bikes if left outside.

Under the terms of the Agreement, the respondents will pay a total of \$29,000 to the complainants. Each family will receive \$8,000 and Project Sentinel will receive \$5,000. The respondents will also review and revise their rules regarding children and procedures for handling complaints made by applicants and tenants about discrimination and harassment of families with children. Employees of the respondents who interact with residents or applicants, or who make housing-related decisions regarding residents or applicants, will also attend fair housing training.

## **FHEO ENFORCEMENT OF CIVIL RIGHTS AUTHORITIES IN HUD PROGRAMS**

FHEO enforces many federal civil rights laws that apply to HUD funded programs, including Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, and the Age Discrimination Act of 1975, among others. Recipients of HUD funds include a wide variety of program participants including state and local governments, public housing agencies, and affordable housing providers.

To this end, FHEO reviews and recommends appropriate revisions to official actions across the Department including regulations, policies, forms, guidebooks, handbooks, and notices to ensure alignment with fair housing and civil rights laws and related policies. In FY 2022, FHEO reviewed 324 official actions in HUD programs. In addition, FHEO conducts front-end reviews of annual and multi-year plans for the use of HUD funds, as well as proposed housing and community revitalization transactions, to reduce the risk that nondiscrimination and equal opportunity authorities will be violated.

As part of this work, FHEO routinely ensures documents comply with Section 508 of the Rehabilitation Act. Section 508 requires all electronic and information technology that is developed, procured, maintained, or used by a federal agency to be accessible to people with disabilities. FHEO also monitors and conducts reviews of HUD financial assistance recipients to ensure compliance with civil rights related program requirements (CRRPRs) that include effective communication for persons with a disability under Section 504 of the Rehabilitation Act, meaningful language access for persons with Limited English Proficiency (LEP) under Title VI of the Civil Rights Act, and the inclusion of sexual orientation and gender identity in the protected category of “sex” under the Fair Housing Act, consistent with the Supreme Court’s decision in *Bostock* and HUD’s subsequent guidance. FHEO review of HUD official actions is also instrumental in operationalizing civil rights related Departmental priorities, such as the recent guidance on *Eliminating Barriers that May Unnecessarily Prevent Individuals with Criminal History from Participating in HUD Programs*.

FHEO collaborates with program offices of the Department to conduct limited front-end reviews of certain HUD-funded activities to ensure that the proposed actions of HUD recipients are consistent with civil rights laws. FHEO's front-end compliance work involves the selective, prioritized review of planning documents, funding applications, and development activities such as the preservation of existing assisted housing and the siting of new housing investment and is intended to detect potential civil rights problems *to prevent* violations of the law and put grantees on a compliant path. By employing front-end reviews, HUD hopes to avoid more costly and time-consuming compliance reviews after Departmental funding is expended and FHEO can more strategically utilize its investigative resources.

Finally, FHEO conducts investigations where a complaint or other information available to HUD indicates a violation of civil rights laws may have occurred. When HUD makes findings that civil rights laws have been violated, it endeavors to correct the violations through voluntary means. Most civil rights related violations are resolved following HUD and the recipient's execution of a Voluntary Compliance Agreement.

Below are examples from FY 2022 that demonstrate how HUD ensures its recipients comply with civil rights laws.

### **Letter of Determination of Noncompliance with Title VI and Section 109 regarding the Texas General Land Office**

FHEO issued a Final Determination that the Texas General Land Office (GLO) violated Title VI and Section 109. FHEO found that the design and operation of the Hurricane Harvey State Mitigation Competition for CDBG-Mitigation (CDBG-MIT) funds discriminated on the basis of race and national origin. FHEO found GLO utilized two scoring criteria that substantially and predictably disadvantaged minority residents, with particularly disparate outcomes for Black residents. First, GLO excluded areas designated by HUD as most impacted and distressed from competing for 50% of the competition funds, though nearly 90% of the eligible



population resided in those areas. Second, GLO scored applicants based on jurisdiction size, providing more points to a smaller jurisdiction than it would to a larger jurisdiction for an equivalent project. GLO utilized both of these criteria even though they disadvantaged areas with the greatest mitigation needs by GLO's own measure and ran counter to the intended focus on low-and moderate-income (LMI) households.

### **Letter of Findings of Noncompliance with Title VI and Section 109 regarding the City of Chicago, IL**

FHEO issued a Letter of Finding that the City of Chicago discriminated on the basis of race and national origin in violation of Title VI and Section 109 by seeking and facilitating the relocation of a metal recycling facility from a largely White neighborhood to the largely Black and Hispanic, heavily pollution-burdened Southeast neighborhood, on the basis of race and national origin. This LOF was subsequently resolved through a VCA (in FY 2023).





**Conciliation Agreement/Voluntary Compliance Agreement regarding Ostlund, Shanise v. Housing & Redevelopment Authority of Bemidji, MN**

Complainant alleged respondents discriminated against her on the basis of race by imposing different terms and conditions, refusing to rent to her, and harassing her in violation of the Fair Housing Act and Title VI. Specifically, complainant, who is Native American, alleged respondents falsely accused her of having an unauthorized occupant, completed pretextual, unnecessary inspections of her apartment, and ultimately evicted her. Complainant alleged respondents allowed a White tenant to house an unauthorized occupant not on the lease without penalty. The parties conciliated on July 5, 2022. Respondents agreed to pay complainant \$10,000 and to waive \$9,000 in outstanding damages and charges assessed to complainant's account.

**Conciliation Agreement/Voluntary Compliance Agreement regarding the Housing Authority of the City of Dallas, TX**

HUD entered into a Voluntary Compliance Agreement-Conciliation Agreement (VCA-CA) with the Housing Authority of the City of Dallas, Texas (DHA), requiring DHA to

pay \$500,000 to a former public housing tenant subjected to housing discrimination. [Read the VCA-CA here.](#)

The agreement stems from a complaint filed by a tenant alleging that DHA violated several civil rights laws when it failed to grant her reasonable request to move to a ground-floor unit after a car accident precluded her ability to climb the stairs to her second-floor apartment. The agreement resolves HUD's Letter of Findings, which found that DHA discriminated against the tenant in violation of Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act (ADA), as well as the tenant's complaint of disability discrimination under the Fair Housing Act.

HUD found that DHA's failure to grant the tenant's reasonable accommodation request forced her to crawl up and down the stairs to access or leave her home, causing her physical pain, injury, and humiliation. HUD also found that DHA retaliated against the tenant after she requested a ground-floor unit by refusing to accept her rental payments and then evicting her. The tenant then became homeless.

### **Conciliation/Voluntary Compliance Agreement regarding Cuyahoga Metropolitan Housing Authority**

HUD approved Conciliation/Voluntary Compliance Agreements (Agreements) with the Cuyahoga Metropolitan Housing Authority (CMHA) and Medina Creative Housing, Inc. (MCH), respectively, resolving allegations of disability discrimination for respondents' roles in the administration of funding to, and the operation of, the subject property which limited occupancy based on a specific disability.

The Agreements stem from allegations of discrimination by an otherwise qualified individual with disabilities who sought housing at a project-based voucher property funded through CMHA and owned and managed by MCH. The complaints alleged that the individual was denied tenancy despite meeting other eligibility requirements because the property operates exclusively as housing for individuals with developmental disabilities. The complainant has a physical disability and was interested in residing at this property because of the availability of accessible units and the supportive services offered, such as transportation coordination to medical appointments.



Under the Agreements, CMHA agrees to pay the complainant \$12,500, and MCH agrees to pay \$10,000, for a total monetary relief to complainant of \$22,500. Among other obligations, CMHA will eliminate the owner referral preference from its administrative plan and will monitor its subrecipients under all housing programs administered by CMHA to ensure compliance with federal fair housing and civil rights requirements. MCH will revise its occupancy eligibility standards, tenant



selection plan, and third-party funding agreements to ensure similar compliance. Each respondent/recipient will implement a grievance policy to respond to disability-related grievances regarding program accessibility, reasonable accommodations, and effective communication, and each will complete annual fair housing training.

### **Conciliation/Voluntary Compliance Agreement regarding Crespo, Delia T. v. DHS/Park View Hotel, et. al., NY**

Complainant alleged respondents discriminated against her on the basis of disability in violation of Section 504, the Americans with Disabilities Act, and the Fair Housing Act by refusing to allow her service dog entry to a shelter. Complainant alleges respondents told her that her disabilities were not serious enough for a service dog. The parties conciliated on November 2, 2021. Respondents agreed to pay complainant \$50,000.00 and revise their reasonable accommodations policies.

### **Conciliation/Voluntary Compliance Agreement regarding Shaw and Millens v. Antioch Villas, L.P., et. al., GA**

Complainant Shaw and her daughter and legal guardian, Complainant Millens, alleged respondents discriminated on the basis of disability in violation of Section 504 and the Fair Housing Act by delaying complainant's request for a reasonable modification to her unit. Specifically, complainants alleged they requested respondents replace the carpet in Complainant Shaw's unit with vinyl flooring, but respondent did not respond for several months, and retaliated against and harassed complainants. The parties conciliated on November 5, 2021. Respondents agreed to replace the carpet with vinyl flooring in Complainant Shaw's unit, pay each complainant \$33,750.00 for a total of \$67,000.00, provide the department with a reasonable accommodations/modifications log every six months for the term of the agreement, and attend fair housing training.

### **Multifamily Housing Compliance Reviews**

In FY 2022, FHEO advanced a series of compliance reviews and voluntary compliance agreements focused on the marketing and tenant selection practices of highly segregated HUD-assisted multifamily properties.

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, and national origin in programs or activities receiving federal financial assistance, and practices that have an unjustified discriminatory effect.

Inequitable marketing, rental application processing, and waitlist management practices interfere with fair access to HUD-assisted affordable housing opportunities. Discriminatory marketing and screening practices contribute to segregation and disparate outcomes based on race and national origin in HUD assisted housing. Housing providers must ensure meaningful opportunities for

persons of all racial and national origin groups to learn about and participate in HUD-subsidized housing programs.



In FY 2022, FHEO executed six Voluntary Conciliation Agreements, ensuring relief for harmed applicants, investments in advertising, outreach, and website visibility, improved language access, and revisions to key policies and practices (such as application distribution and acceptance, criminal records and credit screening, and the operation of mandatory meals programs). An example of one of these agreements is below.



## HUD Announces Racial Equity Agreement with Affordable Rental Housing Provider

HUD entered into a Voluntary Compliance Agreement with JCL Management, LLC and Pilot Cove Manor Housing Development Fund Company, Inc., resolving a compliance review concerning non-discrimination in marketing and tenanting

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*HUD funded rental programs must be available to prospective residents of all racial and national origin groups. This agreement demonstrates HUD's commitment to ensure that marketing and admission policies are designed to avoid excluding residents because of their race, color, and national origin.*

— Demetria L. McCain, HUD's Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity.

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procedures. Pilot Cove Development is a 130-unit building on City Island in Bronx, New York, that provides affordable subsidized units through the Section 8 Housing Assistance Payment Program and the Section 202 Supportive Housing for the Elderly Program. [Read the Agreement.](#)

This Agreement arises from a compliance review that was conducted by HUD's Office of Fair Housing and Equal Opportunity (FHEO) under Title VI of the Civil Rights Act of 1964. FHEO opened the review based on information indicating disproportionately low participation rates of Black, Hispanic, and Asian residents relative to the housing market area. The review sought to ensure eligible persons were not discriminated against in opportunities to learn about, apply for, and reside in HUD-subsidized housing based on race, color or national origin.

The Agreement mandates the creation of a new waitlist after robust marketing to those least likely to apply. In addition, the Agreement requires recipients to commit to expending a minimum of \$50,000 to advance fair housing choice in the region, including a minimum of \$10,000 towards advertising and outreach (including website development); making applications available and accepting applications by mail, email, in person, and online; revising any policies that include an evaluation of credit or rental history consistent with civil rights laws and HUD's guidance; developing a revised language access plan; and temporarily waiving fees ordinarily charged to newly admitted residents.

## **ENFORCING FAIR HOUSING PROTECTIONS FOR JUSTICE-INVOLVED PERSONS**

This year, HUD and FHEO have taken a number of important steps toward enforcing Fair Housing protections for justice-involved persons. In April 2022, HUD Secretary Marcia Fudge directed all relevant HUD program offices to identify all existing HUD regulations, guidance documents and other policies and sub-regulatory documents (including model leases and other agreements) that may pose barriers to housing for persons with criminal histories, and to propose amendments to make HUD programs as inclusive as possible for persons with criminal histories and their families. That review and follow-up actions are ongoing. In June 2022, Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity, Demetria L. McCain, issued implementation guidance for the Office of General Counsel's "Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions." Additionally, during this period, FHEO has investigated and approved several conciliation agreements regarding allegations of discrimination based on race in violation of the Fair Housing Act and Title VI because of overbroad and unjustified criminal records screening policies.

- In July 2022, FHEO approved a Conciliation Agreement resolving a Fair Housing Act complaint alleging that a Black applicant was denied multiple apartments in Camden, Delaware, because of an arrest record alone, without individualized consideration. Through the agreement, the housing provider agreed to pay the applicant \$13,750, revise its tenant screening policies to

prohibit denial of applicants based on arrests alone, and attend fair housing training.

- In April 2022, FHEO approved a Conciliation Agreement resolving a Fair Housing Act complaint with allegations that a Black applicant for an apartment in Brookhaven, Pennsylvania, was denied because of an arrest alone, without individualized consideration. Through the Agreement, the housing provider agreed to approve the applicant and waive the first month's rent, revise its tenant screening policies to prohibit denial of applicants based on arrests alone, and attend Fair Housing Training.
- In May 2022, FHEO entered a Conciliation Agreement/Voluntary Compliance Agreement resolving a Fair Housing Act and Title VI complaint alleging Complainant, who is black, was denied a voucher because of an arrest record alone, without individualized consideration. Through the Agreement, the housing provider agreed to pay Complainant \$5,000, to pay \$11,130 towards housing debt owed by Complainant, and to revise its criminal screening policies to prohibit denial of applicants based on arrests alone.







# **PUBLIC INTEREST RELIEF**

## **PUBLIC INTEREST RELIEF**

Under the Fair Housing Act and related compliance authorities, HUD encourages informal resolution of matters and brings parties together to attempt conciliation in every fair housing complaint. As mandated by [law](#), the conciliation agreement shall seek to protect the interests of the aggrieved person, other persons similarly situated, and the public. [Any conciliation agreement signed by HUD must protect the public's interests.](#)

When drafting public interest provisions, HUD staff are guided by [the Fair Housing Act's mandate to affirmatively further fair housing by protecting potential aggrieved persons in the general public from injury, due to the respondent's housing practices](#). This guidance stands whether the respondent is a public or private entity.

Examples of acceptable public interest relief include, but are not limited to:

1. Elimination of ongoing systemic housing policies and practices that treat applicants or residents differently by protected basis and that may result in different housing related benefits or outcomes. This could include dissemination of policies and procedures in a variety of ways to ensure equal understanding by current and prospective beneficiaries, as well as staff training on new, nondiscriminatory policies and procedures.
2. Prevention of future discriminatory housing practices such as requiring mandatory fair housing training for respondents' employees/agents.
3. Remedial affirmative activities to ensure that other aggrieved persons will be treated in a nondiscriminatory manner in their future dealings with the respondent and his or her agents and employees – for example, periodic monitoring and on-going data collection and review.
4. Periodic reporting requirements.
5. Victims funds and or monetary relief for complainants.
6. Monitoring and enforcement activities by HUD.

The following graphic illustrates actual relief obtained on behalf of the public's interest during FY 2022.

## **PUBLIC INTEREST RELIEF EXAMPLES**

### **HUD Approves Agreement Between Owners of Tucson Apartment Complex and Same-Sex Couple Resolving Claims of Housing Discrimination**

*Under the agreement respondents agreed to create a tracking system for all reports of harassment and respond in a timely manner, and provide fair housing training for their employees.*

### **HUD Approves Agreement With Bank of America Resolving Claims of Familial Status and Sex Discrimination**

*Respondent must adhere to a policy wherein applicants on temporary leave, including parental leave, can be approved for a mortgage prior to returning to active work status; and provide fair lending training to employees in lending-related roles.*

### **Alabama Housing Providers Accused of Age, Disability, and Familial Status Discrimination Agree To Pay \$20,000 To Resolve HUD Complaint**

*Respondents agreed to rescind their policy prohibiting visitors to the property who are under the age of 12, provide residents with notice of the rescission, and remove playground signage targeting anyone on the basis of age. The respondents also agreed to: implement revised visitation policies across all of their federally-funded properties; implement a non-discrimination policy at the subject property and across their federally-funded properties; and undergo annual training for their management staff on how to comply with the Fair Housing Act, Section 504, and the Age Discrimination Act.*

### HUD Reaches Settlement With Southern California Housing Providers Resolving Claims of National Origin Discrimination

*Under the agreement, respondent agreed to submit documentation attesting to completion of fair housing training, and comply with HUD's LEP Guidelines entitled "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons."*

### HUD Announces Settlement Agreement Requiring Dallas Housing Authority To Pay \$500,000 to Victim of Housing Discrimination

*Respondent agreed to pay a \$10,528 civil penalty to HUD. Respondent also agreed overhaul its reasonable accommodation policies and pre-eviction grievance hearing procedures to ensure compliance with the civil rights laws. It will also establish an effective communication policy that ensures individuals with disabilities can participate in all programs.*

### HUD Reaches Settlement With Arizona Housing Providers Resolving Claims of National Origin Discrimination

*Under the agreement, respondent agreed to pay and each household with limited English proficiency \$500, up to a total compensation of \$34,000; provide interpretation services; ensure that signage in English, Somali, Arabic, Kinyarwanda, Tigrinya, and Spanish stating that interpretation services are available to current and prospective residents, free of charge, is posted at the entrances to the property; develop and implement a language access plan to provide for translated documents; and have its employees attend fair housing training.*



# TECHNICAL ASSISTANCE



## THE NATIONAL FAIR HOUSING TRAINING ACADEMY

### About NFHTA

The National Fair Housing Training Academy (NFHTA) plays an essential role in developing skilled fair housing practitioners. As HUD's premier civil rights training initiative, NFHTA focuses squarely on building the knowledge, skills, capacity, and competencies necessary to ensure comprehensive, thorough, and timely investigations through its partner FHIP and FHAP organizations and staff.



Reimagined by FHEO in early 2020, NFHTA continues to achieve success by grounding its work in identifying emerging fair housing issues, strengthening and retooling Fair Housing Initiatives Programs (FHIPs) and Fair Housing Assistance Programs (FHAPs) in the evolution of virtual investigations. In FY 2022, NFHTA continued to build upon its solid foundation by innovating how it convenes its partners virtually, collaboratively engages practitioners in multi-directional conversations, and delivers consistently well attended courses and forums that make certain fair housing practitioners stand ready to assist the people we serve.

### FY 2022 Accomplishments

NFHTA is proud to have continued its tradition of innovation by creating new products and optimizing current offerings based on evolving partner needs in a virtual world.

**Instructor Led Courses:** NFHTA courses virtually engaged practitioners from across the country in foundational skill-building exercises, allowing FHIPs and FHAPs to strengthen partnerships and dialogue about the benefits of their differences and how best to work together to end housing discrimination. Academy course curricula ranges from beginner to advanced skill levels.

**Fair Housing Forums:** These multi-directional conversations convened our partners and HUD around real-world emerging fair housing issues. NFHTA brought together experts in civil rights, industry, and government, to increase awareness and benchmark best practices. Among other outcomes,

this helped our partners better process complaints, conduct investigations, and gain practical knowledge of industry.

**Resource Library:** NFHTA enhanced its ever-growing resource library that centralizes and assembles collections of fair housing resources to assist our partners more effectively and efficiently advance their work. Resources include precedent setting fair housing cases, toolkits, regulations, and more.

**NFHTA Digest:** NFHTA grew its mailing list to nearly 11,000 subscribers and engaged them with “The Digest,” an every-other-month resource filled with relevant fair housing information, useful tips and tricks from NFHTA Academy Faculty, and information about upcoming NFHTA offerings.

**Fair Housing Highlights:** NFHTA continued elevating Fair Housing Highlights on its website, focusing attention on accomplishments of FHIPs/FHAPS in their pursuit to combat housing discrimination. This includes key settlements, education and outreach efforts, publications, and more. In FY 2022, NFHTA had more than 125,000 visits to its website.

### Explore NFHTA

To learn more about NFHTA, visit its website at [www.hudexchange.info/NFHTA](http://www.hudexchange.info/NFHTA).





# 2022 YEAR IN REVIEW

FY 22 | OCTOBER 2021 - SEPTEMBER 2022

The **National Fair Housing Training Academy (NFHTA)** is the Nation's premier initiative focused squarely on **building the knowledge, skills, and capacity** of HUD's FHIP- and FHAP-funded state, local, and private organization partners.

## PARTICIPANT ENGAGEMENT



**274**

instructional hours  
(forums and courses  
combined)  
51% increase from FY21



**10,700+**

NFHTA listserv subscribers  
59% increase from FY21



**340+**

LinkedIn followers  
79% increase from FY21



**125,000+**

visits to the NFHTA website  
58% increase from FY21

## NEW DEVELOPMENTS

Searchable Resource Library: 50+ categorized resources



**4**

Fair Housing For All:  
Academy Video Podcast  
Series Episodes



August Convening with

**115** FHIP & FHAP  
Leaders

from across the Nation



## INSTRUCTOR LED COURSES

**16**

total  
four-day  
courses

Basics of Fair Housing

**5**

Fundamentals of Intake

**4**

Litigating Fair Housing Cases

**4**

Fundamentals of FHAP Investigation

**3**

### Experiential Learning

**24** BREAKOUT GROUPS

**116** LARGE GROUP ACTIVITIES

Mentimeter Questions, Zoom Polls,  
Hands-On Exercises, Role-Playing Activities



**616**

Certificates of  
Completion

## NATIONAL FAIR HOUSING FORUMS

**9** two-hour  
forums



**7,341**

forum  
attendees

**39** diverse speakers who are  
experts in their field including:

Speakers with **lived experience**

Speakers from the **White House**



Discover how NFHTA can help you work toward ending housing discrimination at [hudexchange.info/NFHTA](https://hudexchange.info/NFHTA)

## **FHEO TECHNICAL ASSISTANCE**

Technical Assistance (TA) helps FHEO customers overcome a lack of specific skills or knowledge of HUD fair housing and civil rights requirements. TA Provider firms funded under HUD's competitive Community Compass TA Program deliver this assistance. FHEO receives Community Compass TA funds annually from a Departmental allocation. In FY22 \$2,650,000 was allocated to FHEO TA.

In FY 2022, between October 1, 2021, and September 30, 2022, FHEO completed TA projects focused on bolstering basic understanding of fair housing requirements for all grantees, including entitlement jurisdictions, public housing agencies (PHAs), HUD multi-family housing providers, and other FHEO customers.

The following section describes TA projects completed during the 2022 fiscal year. The information within this section does not represent the full breadth of FHEO TA outreach or products, but only those projects that were completed by partnering with a third-party technical assistance contractor and only those projects that were conducted in FY 2022.

### **Technical Assistance FY 2022**



#### **The Numbers Looking Back:**

The completed TA projects expended **\$404,540.57** in TA funds. The completed projects used two different TA providers.

- Abt Associates
- Enterprise Community Partnerships



#### **The Numbers Looking Forward:**

FHEO received **\$2,650,000** in new funds in 2022 to continue TA work. FHEO allocated funds to five TA providers related to FY 2022 funds.

- Abt Associates
- American Institutes of Research
- Enterprise Community Partners
- Cloudburst
- ICF



## **Overview of Completed TA Projects: Tool and Products**

- [FHEO and the Office of Housing Counseling \(OHC\) Conference - Fair Housing 2021: What Counselors Need to Know - HUD Exchange](#) November 16-17, 2021.
  - Over two days of engaging and interactive sessions, HUD's [Office of Housing Counseling](#) (OHC) and Fair Housing and Equal Opportunity (FHEO) sponsored a joint virtual conference for housing counselors to become knowledgeable about Fair Housing requirements, or for those who wanted a refresher.
  - Topics included: Fair Housing in Practice: Responsibilities, Guidance, and Tools; Credit and Lending Discrimination Under the Equal Credit Opportunity Act and Fair Housing Act; Reaching Limited English Proficient (LEP) Populations; Rights for Persons with Disabilities; LGBTQI+ Protections Under the FHA and in HUD Programs; and Fair Housing in Disaster Recovery.
- [Engaging the Disability Community in Fair Housing Planning - AFFH for Individuals with Disabilities - HUD Exchange April 27-28, 2022](#)
  - This webinar series featured two online webinars. [Part I: AFFH for Individuals with Disabilities](#) and [Part II: Community Engagement Best Practices](#)
  - These webinars detailed ways for stakeholders serving individuals with disabilities to get involved with fair housing planning activities. This first session focused on providing background on affirmatively furthering fair housing and its relation to disability.
  - These webinars were sponsored by the HUD, FHEO, and the U.S. Department of Health and Human Services (HHS) Administration for Community Living (ACL).
- [Citizen Participation & Equitable Engagement Toolkit: Introduction - HUD Exchange](#)
  - FHEO collaborated with their colleagues in the Office of Disaster Recovery to develop the Citizen Participation & Equitable Engagement (CPEE) Toolkit. The CPEE toolkit is a resource to aid Community Development Block Grants -Disaster Recovery grantees in centering equity in disaster recovery programs throughout an enhanced citizen participation process. The primary goal of citizen participation is to provide residents—especially low- and moderate-income residents of the community where



CDBG-funded activities will take place—the opportunity to actively participate in the planning, implementation, and assessment of the programs and projects. Through a series of six modules containing videos, case studies, and interactive resources, the CPEE Toolkit provides technical assistance to help program participants foster an engagement process that can achieve a truly equitable recovery, by ensuring that protected classes, vulnerable populations, and underserved communities are the focal points of their outreach efforts.

- [Fair Housing Planning Office Hours – HUD Exchange](#)
  - The Fair Housing Planning Office Hours are a series of virtual office hours where HUD program participants can ask questions related to fair housing planning and the AFFH Interim Final Rule, “Restoring AFFH Definitions and Certifications”. These office hours sessions are intended for HUD program participants, including entitlement jurisdictions, participating jurisdictions (PJs), and public housing agencies (PHAs), who are responsible for producing fair housing plans.
  - The goals of office hours are to assist HUD program participants with building their capacity for fair housing planning appertaining to:
    - Fair housing planning best practices and voluntary requirements under the AFFH Interim Final Rule, “Restoring AFFH Definitions and Certifications.”
    - Best practices on how to conduct fair housing planning.
    - Producing fair housing planning documents such as an Analysis of Impediments (AI), or an Assessment of Fair Housing (AFH), or another form of fair housing planning document.
    - What resources HUD provides to assist PJs with fair housing planning and how to leverage those resources effectively.
- [Data and Fair Housing Planning – AFFH-T Video Series](#)
  - The Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Video Series helps those involved in fair housing planning learn how the AFFH -T and other local data sources can be used to analyze local conditions as part of a fair housing planning process.
  - The AFFH-T is a dynamic online mapping and data-generating tool for communities to aid in their completion of fair housing planning. The data provided in the AFFH-T is not exhaustive and should not supplant local data or more robust knowledge.

- **Overview of Completed TA Projects: Direct Technical Assistance.**
  - FHEO regional and headquarter offices regularly provide TA to recipients of federal financial aid. For example, one regional office conducted direct TA for a HUD program participant, that supported the implementation of a Voluntary Compliance Agreement (VCA) with FHEO related to mobility in a public housing program. Additionally, FHEO headquarters and field staff routinely coordinate to provide TA for CDBG Disaster Recovery grantees during program development and implementation.

## **FHEO TABLE TALKS SERIES**

HUD's Office of Fair Housing and Equal Opportunity (FHEO) engages stakeholders in meaningful discussions on timely fair housing topics through the Table Talks Series. Table Talks episodes provide an opportunity for the agency to strengthen its partnerships with community stakeholders and facilitate conversations that relate to HUD policies and align with the Agency's fair housing mission. The topics include discussions with experts, practitioners, leaders, persons with lived expertise, and advocates engaged in efforts relevant to fair housing and equal opportunities.

The primary goals of the FHEO's Table Talks Series are to:

- Educate HUD grantees about various barriers to fair housing.
- Discuss methods for developing stronger partnerships with community stakeholders.
- Address the implementation of fair housing policies and programs.



In FY 2022, HUD launched its second season of the FHEO's Table Talks Series with eleven episodes.

## **Table Talks Series Episodes**

FHEO Table Talks episodes address meaningful fair housing issues. Series panelists are known voices within their respective communities. The graphic below is a compilation of some of the topics discussed during the series and each panelist's area of expertise. To view past episodes, visit the [Table Talks Website](#).



## **Fair Housing Month Roundtable Discussion– Civil Rights Enforcement**

Damon Smith, Kristen Clarke



## **AANHPI Communities: Examining Historical Barriers and Today's Housing Opportunities**

Chang Chiu, Hope Atuel



## **Advancing LGBTQIA+ Fair Housing and Equity**

James M. Roberts, Kim L. Hunt, Imani Rupert-Gordon



## **The Impact of Inequitable Property Valuation Understanding the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE)**

Karina Leake, Melody Taylor



## **The Promise of Data for Affirmatively Furthering Fair Housing**

Tiffany Johnson, Dr. Michael Akinwumi, Heidi Aggeler

**OCT**

2021

## **Changing Perceptions to Change Lives: Disability Rights and the Barriers that Still Exist**

James M. Roberts, Jennifer Mathis, Dr. Sachin Pavithran

**NOV**

2021

## **Advancing Fair Housing and Racial Equity: Why it Matters**

DeAndra J. Cullen, Demetria McCain

**JAN**

2022

## **Who's Keeping Score? The Impact of Credit Scoring in Underserved Communities**

DeAndra J. Cullen, Lisa Rice

**FEB**

2022

## **Shaping Housing Policies & Practices to Support AANHPI Communities**

Chang Chiu, Seema Agnani, Gregg Orton

**MAR**

2022

## **HIV, Housing, and Healthcare: Ending the Epidemic in the LGBTQ+ Community**

James M. Roberts, Imani Rupert-Gordon

**APR**

2022

## **Training the Next Generation of Civil Rights Leaders: the Role of Howard University's Fair Housing Clinic**

DeAndra J. Cullen, Okianer Christian Dark, Esq.,  
Valerie Schneider, Asiyahola Sankara

# FHEO Table Talks Series







# **FAIR HOUSING AND EQUAL OPPORTUNITY PROGRAMS**

## **FAIR HOUSING INITIATIVES PROGRAM**

HUD provides grants through the Fair Housing Initiatives Program to organizations that work on fair housing issues.

The Fair Housing Initiatives Program (FHIP) provides funds to eligible organizations through competitive grants under initiatives that are designed to prevent or

“

*Far too many families in our country still face unconscionable prejudice, both as renters and homeowners. The Fair Housing Initiatives Program puts money into communities to help them root out discrimination in housing. I am pleased to provide our state and local partners with the resources they need to combat inequity and build a fairer, more inclusive country for all.*

— HUD Secretary Marcia L. Fudge

”

eliminate discriminatory housing practices and inform individuals of their rights and responsibilities under the Fair Housing Act.

## Fair Housing Initiatives Program Funding

HUD awarded \$54,000,000 to fair housing organizations across the country under its FY 2022 Fair Housing Initiatives Program (FHIP) funds. The grants provided \$28,200,000 to support the efforts of 116 national, state and local fair housing entities working to address violations of the Fair Housing Act and helped to end discrimination in housing. In addition, HUD provided \$26,350,000 in funding to its second- and third-year Private Enforcement Initiative grantees to continue fair housing enforcement efforts nationwide. A list of grantees is in the appendix.

The awarding of these funds precedes the 1-year anniversary of the Biden-Harris Administration's [Interagency Task Force on Property Appraisal and Valuation Equity \(PAVE\)](#) Action Plan – led by U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge and White House Domestic Policy Advisor Ambassador Susan Rice. The PAVE Action plan represents the most wide-ranging set of commitments ever announced to advance equity in the home appraisal process. Eligible activities for the funding awarded included testing for appraisal bias and educating local communities on the issue.

The funding allowed the grantees to provide fair housing enforcement by conducting investigations, testing to identify discrimination in the rental and sales markets, and filing fair housing complaints with HUD or substantially equivalent state and local agencies. In addition, grantees conducted education and outreach activities to inform the public, housing providers, and local governments about rights and responsibilities that exist under the Fair Housing Act.

HUD awarded grants in the following categories and amounts:

**Private Enforcement Initiative (PEI)** – This initiative funds non-profit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.

- HUD awarded \$14,575,000 to new organizations to conduct intake, provide testing, and investigate and litigate fair housing complaints under the Fair Housing Act.
- HUD awarded \$26,350,000 to second- and third-year FY 2020 and FY 2021 PEI Multi-year grantees. This multi-year award will allow grantees to continue fair housing investigations, testing and other fair housing enforcement activities.

### **Education and Outreach Initiative (EOI) –**

This program offers support for fair housing activities that educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws.

- HUD awarded \$9,425,000 to organizations that educate the public and housing providers about the Fair Housing Act. These grants will also support state and local organizations that enforce fair housing laws that are substantially equivalent to the Fair Housing Act.

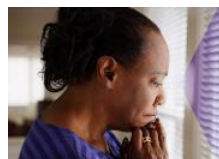
### **Education and Outreach Initiative Test Coordinator Training (EOI-TCT) –**

The Fair Housing Initiatives Program is a significant source of funding for FHIP grantees that conduct fair housing testing in local communities across the country. Fair housing testing refers to the use of testers who, like “secret shoppers”, pose as prospective renters or buyers of real estate for the purpose of determining whether housing providers and others are complying with the federal Fair Housing Act.

- HUD awarded \$500,000 to one organization to support fair housing training courses specifically in fair housing testing.

**Fair Housing Organizations Initiative (FHOI) –** This program provides funding that builds the capacity and effectiveness of non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively. FHOI also strengthens the fair housing movement nationally by encouraging the creation and growth of organizations that focus on the rights and needs of underserved groups, particularly persons with disabilities.

- HUD awarded \$3,700,000 to equip nonprofit organizations to conduct fair housing enforcement related activities. The award will also establish and support a new organization to engage in fair housing enforcement work, particularly in unserved and underserved jurisdictions.



**The manager insisted, “It’s already been rented.”**



**I was told, “You’d be more comfortable in an Asian neighborhood.”**

#### **Housing discrimination really hits home.**

It still happens every day, but it's illegal. Under the Fair Housing Act, landlords and real estate agents can't deny you housing opportunities because of race, color, religion, national origin, sex (including gender identity and sexual orientation), familial status or disability. If you believe you have experienced housing discrimination, contact HUD or your local fair housing center so we can investigate it.



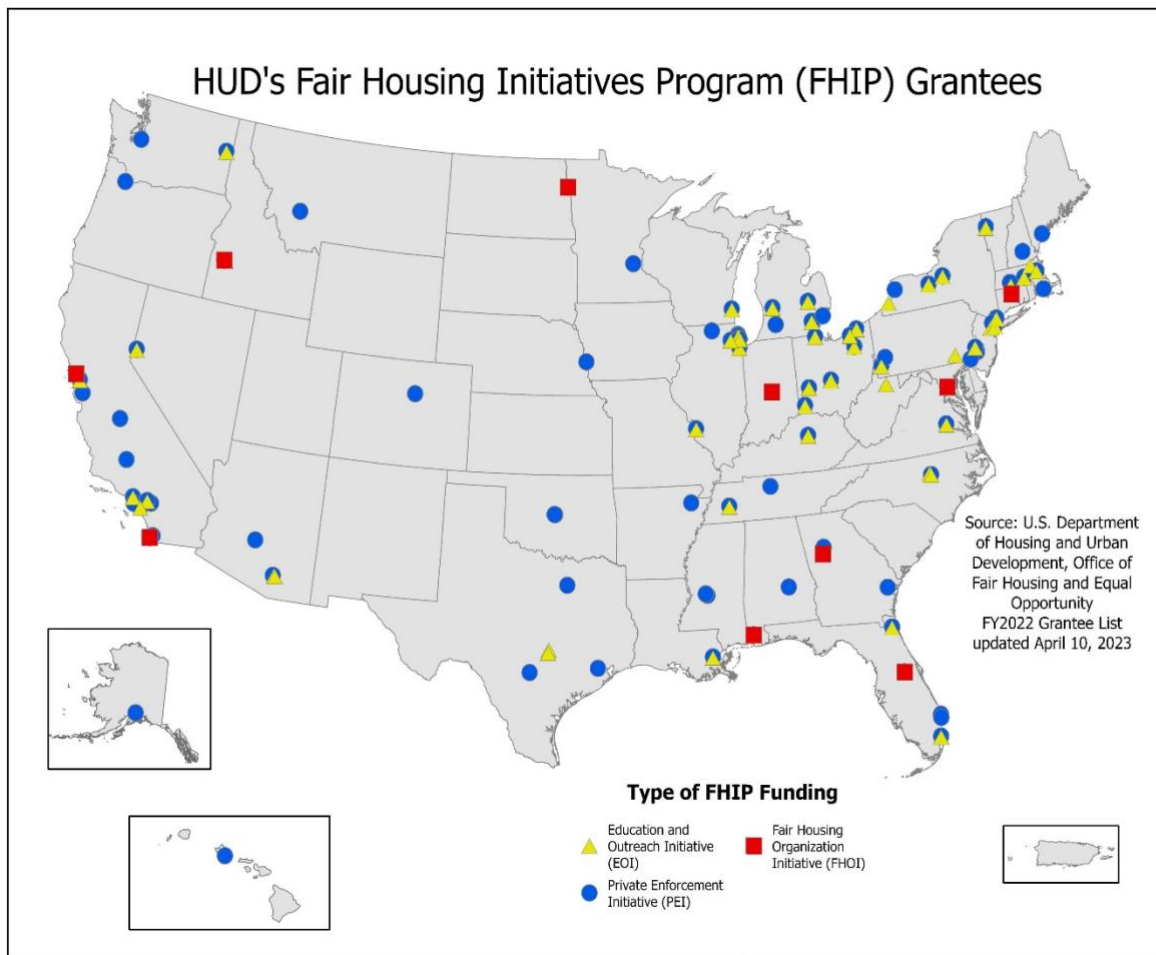
Know your rights:  
[hud.gov/fairhousing](http://hud.gov/fairhousing) or call **1-800-669-9777**  
Federal Relay Service **1-800-877-8339**



**Everyone has a right to fair housing.**

A public service message from the U.S. Department of Housing and Urban Development in cooperation with the National Fair Housing Alliance. The message has been adapted for purposes of dissemination from a poster, which includes additional information on fair housing laws, including gender identity and sexual orientation, familial status or disability.





*Source: Fair Housing Initiatives Program (FHIP)*

## **FAIR HOUSING ACCESSIBILITY FIRST**

FHEO provides accessibility technical assistance to architects, builders, code officials and other stakeholders in the housing industry for

the design and construction of multi-family housing projects. FHEO administers a contract providing the housing industry with training and on-demand expertise in the accessible design and construction accessibility requirements under Titles II





and III of the American with Disabilities Act (ADA), and Title VIII of the Civil Rights Act of 1968 as amended in 1988 by the Fair Housing Act (FHA) at 42 U.S.C. § 3604(f)(3)(C), including HUD recognized safe harbors for FHA compliance listed at 24 C.F.R. §100.205(e).

The Fair Housing Accessibility (FIRST) contract provides accessibility compliance training, an online accessibility compliance design and construction resource center, and training and technical guidance to architects, builders, code officials, and stakeholders in the housing industry with the accessibility requirements in designing and constructing dwelling units covered by the Fair Housing Act (the Act).

“

*The training was excellent from start to finish. I really appreciate the training as a webinar. It was well put together and very easy to follow and understand. Once I found out about the training, I sent the link to the architects in my contacts and a lot of them took advantage of the training as well.*

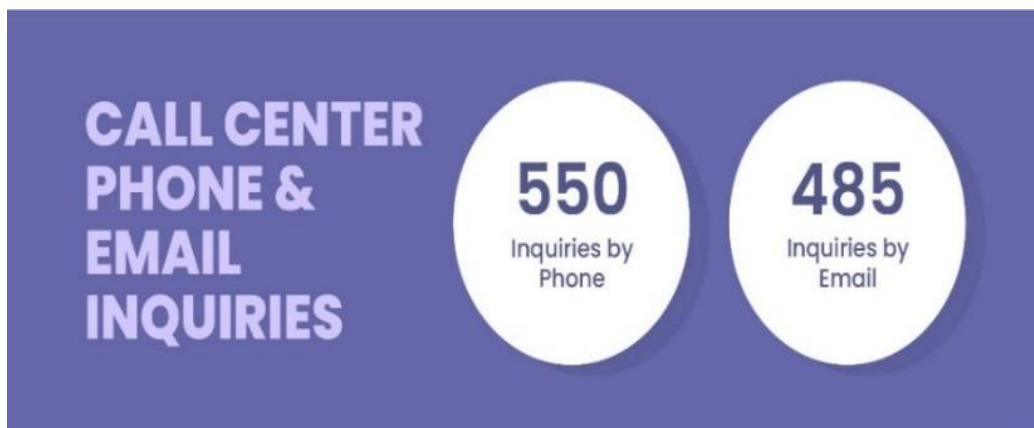
— Email accolade

”

The Accessibility FIRST program has provided the following services to support a variety of stakeholders in the accessible design and construction industry. These are some of the successes during the 2022 fiscal year:

- Sixty hours of training provided to 2,855 attendees.
- Accessibility FIRST website redesigned to meet 508 compliance standards.
- Increased email distribution list from 0 to 1350.
- Posted 60 public announcements through the HUD Twitter and Facebook.

- Answered 91% of calls/emails to the Design and Construction Resource Center immediately and 99% within 24 hours.
- Supported over 1,000 customer inquiries representing all 50 states.
- Received over 45,000 website page views.

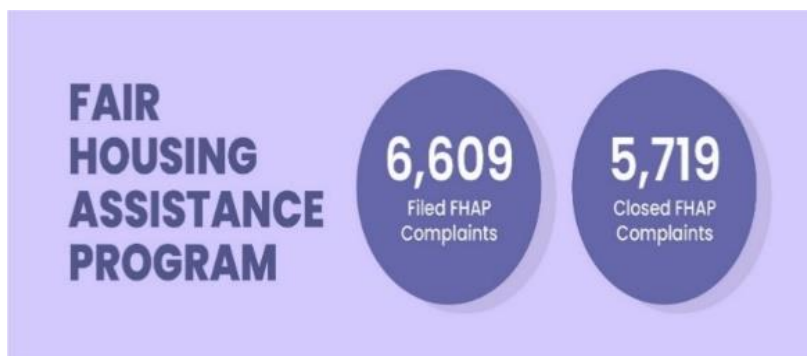


### **Design and Construction Resource Center**

Through the FIRST contract, HUD provided technical assistance on accessibility standards for the architectural design and construction, renovation, remediation, adaptability and retrofit of multifamily housing. Services included uninterrupted coverage of the 1-888-341-7781 hotline and HUD FIRST email account: [fairhousingfirst@hud.gov](mailto:fairhousingfirst@hud.gov), supporting customer inquiries in close coordination with FHEO subject matter architects. The FIRST Information Center phonenumber provided timely answers to stakeholder and customer questions and issues.

### **FAIR HOUSING ASSISTANCE PROGRAM**

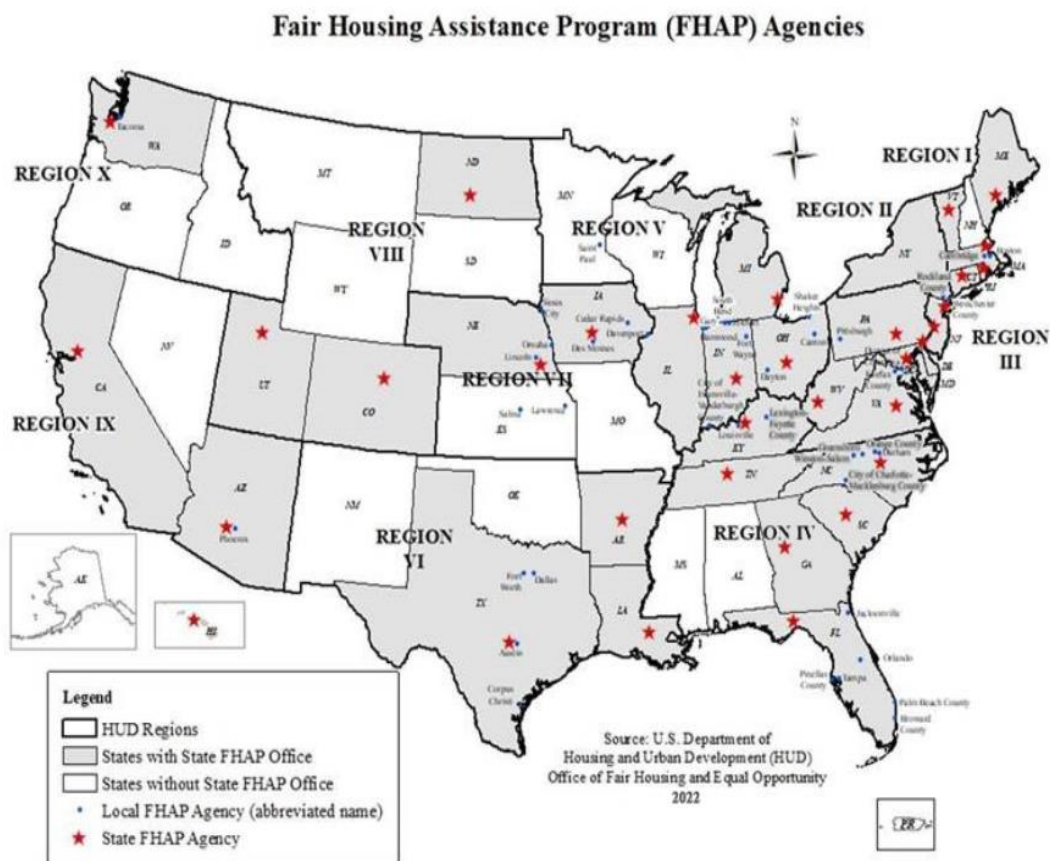
HUD provides Fair Housing Assistance Program (FHAP) funding annually on a non-competitive basis to state and local agencies that administer fair housing laws that provide rights and remedies that are substantially equivalent to those provided by the Fair Housing Act. FHAP



agencies provide a variety of fair housing administrative and enforcement activities,

including complaint investigation, conciliation, administrative and/or judicial enforcement, training, implementation of data and information systems, and education and outreach.

The map below illustrates local agencies participating in the FHAP program. A person who believes he or she experienced housing discrimination may contact HUD for assistance or the FHAP agency in the state or locality where the alleged discrimination occurred.



**Source: Fair Housing Assistance Program (FHAP)**  
**Data current as of February 14, 2023**

## LIMITED ENGLISH PROFICIENCY

Under Title VI of the Civil Rights Act of 1964 and in accordance with Supreme Court precedent in *Lau v. Nichols*, 414 U.S. 563 (1974), recipients of federal financial assistance are required to take reasonable steps to ensure meaningful access to their programs and activities by persons with limited English proficiency (LEP). Pursuant to Executive Order 13166, [Improving Access to Services for Persons with Limited English Proficiency](#), the meaningful access requirement of the Title VI regulations and the four-factor analysis set forth in the Department of Justice (DOJ) LEP Guidance apply to the programs and activities of federal agencies, including HUD. For more information, see HUD's Title VI [Final Guidance](#).

The Fair Housing Act prohibits discrimination in both private and federally assisted housing, including discrimination because of national origin. For example, a housing provider may not impose less favorable terms or conditions on residents who have LEP if those terms or conditions are based on national origin or another protected characteristic. In FY 2022, HUD began its LEP training initiative to expand outreach to HUD staff regarding available language assistance services. This effort resulted in increased engagement with persons with LEP and increased access to HUD programs, services, and activities by persons with LEP.

More Information on LEP is available in the Appendix and on the [HUD LEP website](#).





# **FAIR HOUSING EDUCATION AND OUTREACH**



## **AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) STAKEHOLDER ENGAGEMENT MEETINGS**

HUD undertook an extensive learning process to uncover opportunities for improvement in the reissuance of the rule and benefitted from the insights of the many communities and stakeholders who helped implement the agency's 2015 rule.

During listening sessions held during the first quarter of FY 2022, HUD invited nearly 300 interested entities to share their perspectives. The invited organizations represented the full range of stakeholders, including fair housing and civil rights organizations, organizations representing HUD program participants, local jurisdictions and public housing authorities, organizations representing housing developers and lenders, as well as researchers and other advocates.



The agency hosted four separate stakeholder engagement sessions, each scheduled for two hours. Each session addressed key issues regarding experiences under the 2015 AFFH rule. Stakeholders signed up for the sessions and were not

limited to participating in only one session. Each invited organization received three minutes of speaking time. Invited organizations and their staff were welcome to listen to the sessions, even if not speaking.

The goal of each session was to obtain broad and inclusive input on the future AFFH rulemaking prior to publication of a Notice of Proposed Rulemaking.

## **FAIR HOUSING MONTH 2022: COMMEMORATING THE 54<sup>TH</sup> ANNIVERSARY OF THE FAIR HOUSING ACT**

“

*Fair Housing Month is an important time to renew our commitment to ensuring all people have access to safe and affordable housing, free from discrimination. Under the Biden-Harris Administration, HUD is working to fight for fairness, inclusion, and justice in housing and to deliver on the promises of the Fair Housing Act for all who call America home.*

— Demetria L. McCain, HUD's Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity.

”

Each April, HUD, local communities, fair housing advocates, and fair housing organizations across the country commemorate Fair Housing Month by hosting an array of activities that highlight HUD's fair housing enforcement efforts, enhance public awareness of fair housing rights, and emphasize the importance of ending housing discrimination.

On April 5<sup>th</sup>, Secretary Fudge commemorated the 54<sup>th</sup> anniversary of the passage of the Fair Housing Act with a [virtual celebration](#) that also featured the U.S. Department of Justice Assistant Attorney General for Civil Rights, Kristen Clarke; HUD's Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity, Demetria McCain; HUD General Counsel, Damon Smith; and Executive Director of the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) Melody Taylor. The event showcased HUD's efforts to advance and protect fair housing rights to ensure that all people have the right to obtain housing of their choice, free from discrimination.

HUD released a [Fact Sheet](#) on April 11, the 54<sup>th</sup> anniversary of the Fair Housing Act, underscoring the Department's commitment and progress toward advancing fairness and equity in housing. The Fact Sheet detailed actions HUD has taken in the first year of the Biden-Harris Administration to strengthen fair housing protections and enforcement.

Throughout the month of April, HUD Regional Offices, fair housing advocates and organizations, and communities across the country recognized Fair Housing Month by hosting more than 200 events that highlighted fair housing enforcement efforts, enhanced public awareness of fair housing rights, and emphasized the importance of creating diverse and inclusive communities. In addition, HUD [announced](#) several recent fair housing enforcement actions, including three housing discrimination settlements and two charges of discrimination against housing providers. These updates were shared on the Office of Fair Housing and Equal Opportunity's new [Facebook](#) and [Twitter](#) channels.

HUD concluded Fair Housing Month with a [Talk Talks Series episode](#) on the importance of engaging institutions of higher learning to advance racial equity in underserved communities, entitled *Training the Next Generation of Civil Rights Leaders: The Role of Howard University's Fair Housing Clinic*. The Talk Talks episode was moderated by DeAndra J. Cullen, Deputy Assistant Secretary for FHEO's Policy, Legislative Initiatives and Outreach, and featured Okianer Christian Dark, Esq., Associate Provost for Faculty Development and Professor of Law at Howard University; Valerie Schneider, Professor of Law, and Director of the Clinical Law Center at Howard University; and Asiyahola Sankara, former Student Attorney at the Howard University School of Law.

## **CUSTOMER EXPERIENCE EFFORTS TO MEET EXECUTIVE ORDER 14058**



CUSTOMER  
EXPERIENCE

### **A CX Approach to Research**

#### **Federal Customer Experience (CX) mandate**

During fiscal year 2022, FHEO demonstrated its intention to directly align with federal mandates, which require HUD to: 1) establish more consistent, comprehensive, robust, and deliberate approaches to customer experience (OMB A-11 Circular); 2) improve digital and non-digital citizen services (21<sup>st</sup> Century IDEA Act); and 3) improve the customer's experience with Federal Services (President's Management Agenda (CAP, Goal 4).

#### **What is CX?**

Customer experience (CX) is not the same as customer service. CX is the totality of how people think and feel about HUD in the context of what they are trying to achieve. It means building products (technology solutions) and services (policy and programs) that work for those we serve. It also means enabling the Office of Fair Housing and Equal Opportunity employees with training and resources to deliver on the end customer experience. A good customer experience with FHEO means that our customers feel satisfied with the services we provide to address housing discrimination.

#### **Supporting fair housing through customer experience**

HUD's housing discrimination complaint process, led by FHEO, aims to help people, who believe their fair housing rights have been violated, by offering an investigation and adjudication of their complaints. These services are free to the public. The complaint process has a critical, potentially life-altering impact on the public. For this reason, the service was one of two HUD services selected for improvement

under HUD's designation as a High Impact Service Provider (HISP) by the Office of Management and Budget. As a HISP, FHEO is committed to improving the experience of the customers they serve by gaining insight into their needs.

### **Listening to HUD's customers**

In Spring 2022, FHEO partnered with HUD's Customer Experience team to learn from the lived experiences of those who have been through HUD's housing discrimination complaint process.

FHEO gained insight into complainants':

- Goals and hesitancy when deciding to file a discrimination complaint.
- Awareness and understanding of housing rights and options for reporting discrimination.
- Awareness and access to information and resources.
- Needs and expectations throughout the complaint process.
- Life implications following the complaint process.

### **Uncovering key insights from the customer perspective**

As a result of conversations with complainants, key insights and customer needs were uncovered. These insights and needs will be considered when assessing and improving the complainant's experience. While these needs are not intended to be representative of FHEO's legal mandate, they reflect the perspective of complainants. FHEO will continue working on Human Centered Design strategies and develop solutions that improve our end users' experiences when filing complaints.

### **FHEO SOCIAL MEDIA LAUNCH**

During FY 2022, FHEO joined the social media universe by creating an engaging and centrally connected presence on [Facebook](#) and [Twitter](#). FHEO social channels increase awareness of fair housing rights and responsibilities and highlight FHEO's enforcement, outreach, and compliance work. Establishing and maintaining a presence in the new "town square" ensures that our agency is communicating



regularly with the people we serve. The following is high impression social content posted during FY 2022.



HUD Office of Fair Housing and Equal Opportunity ✓  
@FHEO\_HQ

...

Discriminatory harassment does not require physical contact; it can be written, verbal, or other conduct. Learn more here: 🖱️ [bit.ly/3Qf6mt4](https://bit.ly/3Qf6mt4). #FairHousing



#### Sample Twitter FHEO social media content during FY 2022:

**Link:** [https://twitter.com/FHEO\\_HQ/status/1510240642273734656](https://twitter.com/FHEO_HQ/status/1510240642273734656)

**Post:** Discrimination in housing transactions is illegal. If you or someone you know has experienced housing discrimination, file a complaint with @HUDGOV. 🖱️ <https://go.usa.gov/xzRGs> #fheo #fairhousing #fileacomplaint [pic.twitter.com/l0kO2OYz pH](https://pic.twitter.com/l0kO2OYz pH)

**Impressions:** 7543

**Link:** [https://twitter.com/FHEO\\_HQ/status/1542266669070008320](https://twitter.com/FHEO_HQ/status/1542266669070008320)

**Post:** June is National Immigrant Heritage Month! #DYK: The Fair Housing Act protects individuals from housing discrimination based on their national

origin? Learn more about #FairHousing here: 📌 <https://go.usa.gov/xuDXQ>.  
[pic.twitter.com/zY3ro33ugD](https://pic.twitter.com/zY3ro33ugD)

**Impressions:** 2626

**Link:** [https://twitter.com/FHEO\\_HQ/status/1510965414049636359](https://twitter.com/FHEO_HQ/status/1510965414049636359)

**Post:** April is #FHM2022. Fair Housing is more than just words. We are taking meaningful action to address housing discrimination. Visit our webpage to learn more. <https://www.hud.gov/fhm2022> #FHEO 🏠🏡  
[pic.twitter.com/7wWbGFcO5H](https://pic.twitter.com/7wWbGFcO5H)

**Impressions:** 2312

### Sample Facebook FHEO social media content during FY 2022:

**Link:** <https://www.facebook.com/>

**Post:** It's Fair Housing Month and HUD's mission is to create strong, sustainable, \*inclusive\* communities and quality affordable housing for all. Learn more about your fair housing rights and responsibilities here 📌

<https://go.usa.gov/xzqRm>. #FHM2022 🏠

**Impressions:** 6050

**Link:** <https://www.facebook.com/>

**Post:** Discrimination in housing transactions is illegal. If you or someone you know has experienced housing discrimination, file a complaint with HUD. 📌

<https://go.usa.gov/xzRGs>

**Impressions:** 2730

**Link:** <https://www.facebook.com/>

**Post:** Welcome to the official Facebook page for the Office of Fair Housing and Equal Opportunity (FHEO). Follow us to learn more about everything #fairhousing! You can also visit us online at 📌 [www.hud.gov/fairhousing](http://www.hud.gov/fairhousing).  
[#fairhousing](#) [#firstpost](#) [#fheo](#)

**Impressions:** 1961



# APPENDIX

## **FAIR HOUSING COMPLAINT DATA**

### **COMPLAINT INVESTIGATIONS**

#### **COMPLAINTS BY BASIS**

**Table 1.0** shows the frequency with which protected class violations under the Fair Housing Act are alleged in complaints filed with HUD and FHAP agencies. If a single complaint alleged multiple bases, it was counted under each alleged basis. The bases are shown in order by most frequently claimed, as a percentage of all filed complaints.

**Table 1.0: Basis Claimed in Complaints Filed with HUD and FHAP Agencies, FY 2022**

Basis of Complaints	FY 2022 Complaints (of 8,521 total filed complaints)	
	# of Complaints	% of Complaints
Disability	5,069	59.5%
Race	2,457	28.8%
Sex (including gender identity and sexual orientation)	1,107	13.0%
Retaliation	1,065	12.5%
National Origin	765	9.0%
Familial Status	741	8.7%
Color	354	4.2%
Religion	183	2.1%

**Source: HUD Enforcement Management System (HEMS)  
Data current as of November 29, 2022**

#### **Notes:**

- Retaliation is not one of the seven protected classes, but it is covered under Section 818 of the Fair Housing Act. Retaliation is not one of the seven protected classes, but it is covered under Section 818 of the Fair Housing Act as well as HUD's implementing regulations for Title VI (24 CFR Part 1), Section 109 of the Housing and Community Development Act of 1974 (24 CFR Part 6), and Section 504 (24 CFR Part 8).*
- Complaints can be filed under multiple bases; thus, the percentages do not add up to 100%.*

In FY 2022, there were 8,521 total filed complaints. Of these, 1,912 were filed by HUD and the remaining 6,609 were filed by Fair Housing Assistance Program agencies. In FY 2022, disability discrimination remained the most common complaint filed with HUD, with 5,069 total disability complaints filed, representing more than half (59.5 percent) of the total number of complaints filed that fiscal year. For the past five years, complaints alleging disability discrimination have been the most common complaint filed with HUD and FHAP agencies, followed by race and sex. See **Table 1.1**.

**Table 1.1: 5-Year Trend of HUD and FHAP Filed Complaints by Basis, FY 2018 to FY 2022**

Basis	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Disability	4,705	4,778	4,634	4,881	5,069
Race	2,049	2,009	2,011	2,525	2,457
Sex	813	857	856	1,086	1,107

*Source: HUD Enforcement Management System (HEMS)*  
Data current as of November 29, 2022

#### ISSUES REPORTED IN COMPLAINTS

HUD and FHAP agencies record discriminatory practices in categories known as “issues.”

**Table 1.2** shows issues reported in complaints that were filed with HUD and FHAP agencies in FY 2022. There were 8,521 complaints filed by HUD and FHAP agencies in FY 2022. If a single complaint alleged multiple issues, it is counted under each issue alleged.





**Table 1.2: Complaints Filed by HUD and FHAP Based on Issues**

<b>Issues</b>	<b>FY 2022 HUD and FHAP Complaints (of 8,521 total filed complaints)</b>	
Discriminatory refusal to sell	167	2.0%
Discriminatory refusal to rent	1,898	22.3%
Discriminatory advertising, statements, and notices	725	8.5%
False denial or representation of availability	126	1.5%
Discriminatory financing (includes real estate transactions)	248	2.9%
Discriminatory brokerage service	56	0.7%
Discriminatory terms, conditions, privileges, or services and facilities	6,655	78.1%
Refusing to provide insurance	1	0.0%
Steering	70	0.8%
Redlining	12	0.1%
Otherwise deny or make housing unavailable	1,969	23.1%
Other discriminatory acts	359	4.2%
Discriminatory acts under Section 818 (coercion, Etc.)	2,167	25.4%
Using ordinances to discriminate in zoning and land use	40	0.5%
Non-compliance with design and construction requirements (handicap)	66	0.8%
Discriminatory acts under Section 901 (criminal)	10	0.1%
Failure to permit reasonable modification	279	3.3%
Failure to make reasonable accommodation	3,767	44.2%

**Source: HUD Enforcement Management System (HEMS)**

**Data current as of November 29, 2022**

## CASE OUTCOMES

**Table 1.3** shows the HUD and FHAP case outcomes for FY 2022.

**Table 1.3: HUD and FHAP Case Outcomes for Cases Closed in FY 2022**

<b>Case Completion Type</b>	<b>Number of HUD Cases</b>	<b>Percentage of HUD Cases</b>	<b>Number of FHAP Cases</b>	<b>Percentage of FHAP Cases</b>	<b>Number of Total Cases</b>	<b>Percentage of Total Cases</b>
Administrative Closure	249	14.2%	611	10.4%	860	11.3%
Charged or FHAP Caused	21	1.2%	470	8.0%	491	6.5%
Conciliated	557	31.8%	1,054	18.0%	1,611	21.2%
DOJ Closure	14	0.8%			14	0.2%
No Cause	736	42.0%	3,335	57.0%	4,071	53.5%
Withdrawn with Resolution	174	9.9%	383	6.5%	557	7.3%
Total	1,751	100.0%	5,853	100.0%	7,604	100.0%

*Source: HUD Enforcement Management System (HEMS)*  
Data current as of November 29, 2022

## **COMPLIANCE WITH NOTICE REQUIREMENTS**

### COMPLAINANT NOTIFICATION

The Fair Housing Act requires HUD to serve notice upon the aggrieved person filing a housing discrimination complaint. The notice acknowledges the filing of a complaint and provides information regarding important deadlines and the choice of forums provided by the Fair Housing Act.

### RESPONDENT NOTIFICATION

Similarly, the Fair Housing Act requires HUD to serve notice on each respondent named in a complaint. The notice, which must be sent within ten days of the filing of a complaint or the identification of any additional respondent, must identify the alleged discriminatory housing practice(s), advise the respondent of all procedural rights and obligations, and include a copy of the complaint. In a small number of Fair Housing Act complaints, the respondent may not be notified within ten days.

For instance, pursuant to a memorandum of understanding (MOU) with DOJ, if a criminal investigation is underway, HUD may delay notification to the respondent until DOJ concludes its criminal investigation.

#### TIMELINESS OF INVESTIGATIONS

The Fair Housing Act and substantially equivalent state and local fair housing laws require that HUD and FHAP agencies complete the investigation of each complaint within 100 days of the date it was filed unless it is impracticable to do so.

**Table 1.4** shows a total of 6,145 HUD and FHAP newly aged complaints, which indicates the number of investigations that passed the 100-day mark, in FY 2022.

**Table 1.4: Newly Aged HUD and FHAP Complaints, FY 2022**

	# of Newly Aged HUD Complaints	% of Newly Aged HUD Complaints	# of Newly Aged FHAP Complaints	% of Newly Aged FHAP Complaints	Total
Newly Aged	1,441	74.8%	4,704	69.9%	6,145

*Source: HUD Enforcement Management System (HEMS)*  
Data current as of November 29, 2022

#### **ADJUDICATING FAIR HOUSING ACT COMPLAINTS**

##### FAIR HOUSING ACT ADMINISTRATIVE PROCEEDINGS AND HUD's OFFICE OF HEARINGS AND APPEALS (OHA)

When HUD issues a charge of discrimination, any party may choose to pursue the matter in federal district court. If any party to the case elects to go to federal court, HUD transfers the case to DOJ, which prosecutes the case. If no party elects to federal court, the case will be heard by a HUD Administrative Law Judge (ALJ). In an administrative proceeding, HUD represents the government, bringing the case on behalf of the aggrieved person and the public interest. The aggrieved person may intervene as a party in the proceeding to separately represent his or her own interests.

ALJs adjudicate the Fair Housing Act complaints HUD brings forth on behalf of aggrieved persons. The Fair Housing Act requires that an administrative hearing begin within 120 days of the issuance of a charge unless it is impracticable to do so.

The Fair Housing Act requires that an ALJ issue an initial decision within 60 days after the end of the hearing unless it is impractical to do so. ALJs may award actual damages to the aggrieved person, order injunctive or other equitable relief, and assess a civil penalty against the respondent. The ALJ may also award attorney fees and costs to be paid to a prevailing party other than HUD. The parties may also resolve charges through a consent order signed by the ALJ.

Any party adversely affected by the initial decision may file a motion with the Secretary of HUD asking that the initial decision be modified, set aside, in whole or in part, or remanded for further proceedings. The Secretary has 30 days from the issuance of the initial decision to serve the final decision to all parties. If the Secretary does not serve a final decision within this period, the initial decision becomes the final decision of HUD. A final decision may be appealed to a federal court of appeals.

In addition to conducting HUD's administrative hearings, ALJs assist parties with settlement negotiations and provide training to the public and attorneys.



The following information was submitted by HUD Office of Hearings and Appeals and is a summary of ALJ actions regarding FY 2022 cases:

## ALJ Actions Regarding FY 2022 Cases

**1**

ALJ Hearings that did not begin within 120 days of the issuance of the Charge

*Answer: Three (3) cases*

**2**

DECISIONS that were NOT issued within 60 days of the end of the hearing process

*Answer: One (1) case*

**3**

Fair Housing Cases Pending from Previous Fiscal Years

*Answer: Eleven (11) – Nine (9) cases closed in FY 2022. Two (2) were carried over and closed in FY 2023.*

**4**

Fair Housing Cases Docketed in FY 2022

*Answer: Nineteen (19) cases*

**5**

Fair Housing Cases That Elected to Federal District Court

*Answer: Six (6) Elections by Complainant. Ten (10) Elections by Respondent.*

**6**

Fair Housing Cases DECISIONS

*Answer: One (1) Decision*

**7**

Fair Housing Cases – CONSENT ORDERS

*Answer: Five (5) Initial Decisions and Consent Orders*

**8**

Fair Housing Cases WITHDRAWALS

*Answer: None (0)*

**9**

Fair Housing Cases CLOSED in FY 2022

*Answer: Twenty-two (22) cases*

**10**

Fair Housing Cases Carried Over to FY 2023 (as of September 30, 2022)

*Answer: Eight (8) cases. Six (6) of those already closed. Two (2) others still pending.*

**Source: Office of Hearings and Appeals**  
**Data current as of January 30, 2023**



**Table 1.5** summarizes the monetary relief awarded in FHA cases in FY 2022.

**Table 1.5: Monetary Relief Awarded in FHA Cases in FY 2022**

Case Number	Respondents	Damages	Civil Money Penalties
21-JM-0160-FH-022	Alex Raimos, a.k.a Aleandro Claudio Sr.	\$50,530.00	\$20,111.00
21-JM-0202-FH-025	Scarlett Place Residential Condominium, Inc	\$35,743.50	
21-AF-0252-FH-030	Vincent Properties, LLC	\$10,000.00	
21-AF-0258-FH-031	Joe E. Vasquez	\$2,000.00	
22-JM-0058-FH-001	Blossom Associates, LLC	\$11,000.00	
22-AF-0181-FH-010	21 Palms RV Resort, Inc	\$45,000.00	

**Source: Office of Hearings and Appeals**  
**Data current as of January 30, 2023**

#### HUD FAIR HOUSING ACT CASES REFERRED TO THE U.S. DEPARTMENT OF JUSTICE (DOJ)

In Fiscal Year 2022, the Housing and Civil Enforcement Section obtained 15 final outcomes in Fair Housing Act election referrals from HUD. DOJ is proud of its work on these cases and has devoted significant resources to each of them.

Eight of the cases resulted in consent decrees containing \$40,000 or more in monetary relief.

- On June 10, 2022, the Court entered a [Consent Order](#) in *United States v. Advocate Law Groups of Florida, P.A., et al.* (M.D. Fla.). The [Second Amended Complaint](#), originally filed on August 16, 2021, alleges that the defendants violated the Fair Housing Act by interfering with Hispanic homeowners' exercise of their fair housing rights by targeting Hispanic homeowners for a predatory mortgage modification and foreclosure rescue scheme. As part of the scheme, defendants charged Hispanic homeowners thousands of dollars for their mortgage modification services, instructed Hispanic homeowners to stop paying their mortgages, and instructed them to stop communicating with their lenders. But the defendants did little to provide the promised

services, resulting in homeowners paying thousands of dollars in fees with no benefit, and, in many cases, resulting in foreclosures and the loss of homes. The original complaint was filed on October 29, 2018. The Consent Order permanently enjoins defendants from providing any mortgage relief assistance services, requires them to implement nondiscriminatory policies in all real estate-related businesses, and requires reporting and recordkeeping. The Consent Order requires defendants to pay \$95,000 to three Plaintiff-Intervenors and enters a \$4,500,000 judgment, which is suspended based on sworn financial statements showing inability to pay submitted by defendants to the Department. Defendants will be required to resubmit financial statements every six months, and, if any material misrepresentation or omission is found, the entire judgment will be reinstated. Defendants must also pay a \$5,000 civil penalty to the United States.

- On January 18, 2022, the court entered a [consent order](#) in *United States v. City of Arlington* (N.D. Tex.). The [complaint](#), filed on January 13, 2022, alleged that the City violated the Fair Housing Act (FHA) by discriminating on the basis of familial status when it blocked the development of an affordable housing project for families with children that had been proposed by a developer, Community Development, Inc. (CDI), and would have been financed using federal Low-Income Housing Tax Credits (LIHTC). The complaint alleged that the City refused to issue a Resolution of Support or a Resolution of No Objection to CDI because the City had a policy of supporting LIHTC developments only for new senior housing intended for persons 55 years of age or older. Under the consent order, the City will pay \$395,000 in damages to CDI, maintain a non-discrimination policy for future LIHTC developments, provide Fair Housing Act training to certain city officials, and submit to compliance and reporting requirements for three years.
- On May 23, 2022, the court entered a [consent order](#) in *United States v. Goitia, et al.* (S.D. Iowa). The [complaint](#), originally filed on June 29, 2020, and amended on November 6, 2020, alleged that the defendants, owners and property manager of several rental housing properties in Davenport, Iowa, engaged in a pattern or practice of discrimination on the basis of sex. Specifically, the complaint alleged that, since at least 2010, owner/manager Juan Goitia sexually harassed numerous female tenants. The consent order requires the defendants to pay \$135,000 in monetary

damages, pay a civil penalty, and, among other injunctive relief, hire an independent manager to manage any rental properties that defendants own or manage.

- On June 27, 2022, the court entered the parties' [settlement agreement and entered a final judgment](#) in *United States v. Meta Platforms, Inc., f/k/a Facebook, Inc.* (S.D.N.Y.). The [complaint](#), which was filed on June 21, 2022, alleged that Meta's housing advertising system discriminated against Facebook users based on their race, color, religion, sex, disability, familial status, and national origin, in violation of the Fair Housing Act (FHA). Specifically, the complaint alleged, among other things, that Meta uses algorithms in determining which Facebook users receive housing ads and that those algorithms rely, in part, on characteristics protected under the FHA. Under the settlement, which was approved by the court, Meta will stop using an advertising tool for housing ads (known as the "Special Ad Audience" tool) and will develop a new system to address racial and other disparities caused by its use of personalization algorithms in its ad delivery system for housing ads. Under the terms of the settlement, Meta will not provide any ad targeting options for housing advertisers that directly describe or relate to FHA-protected characteristics. The settlement also requires Meta to pay a civil penalty of \$115,054, the maximum penalty available under the FHA.
- On February 1, 2022, the Court entered a [consent order](#) in *United States v. Bacchus, et al.* (E.D. Pa.), a Fair Housing Act (FHA) election [complaint](#) filed by the United States on August 18, 2021. The complaint alleges that the defendants discriminated based on familial status and disability related to their refusal to allow the complainant, who was recovering from addiction to alcohol, to move his pregnant girlfriend and her child into his unit. Under the consent order, the defendants will pay a total of \$75,000 to the complainant and his child and take actions directed towards preventing future unlawful discrimination, including undergoing training and implementing nondiscrimination policies on the FHA in connection with the rental and management of residential properties.
- On December 29, 2021, the court entered a [consent decree](#) in *United States v. Lone Wolf Housing Authority, et al.* (W.D. Okla.). The [complaint](#), filed on December 15, 2020, alleged that the defendants discriminated on the basis of race in violation of the Fair Housing Act and Title VI of the of the Civil

Rights Act of 1964 when they rejected a housing application from the complainant and her minor child on the pretext of the lack of available housing and then further misrepresented the availability of housing to a Black tester after showing numerous available units to the white companion tester. The consent decree requires defendants to pay \$75,000 in monetary damages to the complainant, her child, and the fair housing organization that conducted testing. The Housing Authority must also implement nondiscriminatory procedures, train all employees and board members on fair housing, maintain records of applications and availability, and report to the United States on their compliance with the terms of the consent decree.

- On October 14, 2021, the court entered a [consent order](#) in *United States v. White River Regional Housing Authority, et al.* (E.D. Ark.). The [complaint](#), which was filed on September 30, 2021, alleged that the White River Regional Housing Authority (WRRHA) and its former employee, Duane Johnson, violated the Fair Housing Act (FHA) by discriminating based on sex when Defendant Johnson subjected the complainant to severe or pervasive sexual harassment. The consent order requires WRRHA to pay \$70,000 to the complainant, adopt and maintain an anti-discrimination policy with a complaint procedure, and provide training to its employees on the Fair Housing Act. The consent order also permanently bars Johnson from directly or indirectly participating in the management of any residential rental property and from directly or indirectly participating in any public housing program, including being a manager or employee for any public housing program or having any ownership interest in any entity that provides housing that is the subject of federally funded assistance payments or tenant-based assistance.
- On December 10, 2021, the court entered the [consent order](#) in *United States v. The Links South at Harbour Village Condominiums Association, Inc.* (M.D. Fla.). The [complaint](#) alleged, based on an “election” referral from the Department of Housing and Urban Development, that Links South failed to grant a reasonable accommodation to Mr. Charlie Burge, who has been diagnosed with upper respiratory disabilities stemming from his having spent 18 months with the New York City Department of Sanitation clearing debris from the World Trade Center site following the attacks on 9/11. Because of his disabilities, Mr. Burge had a practice of removing his shoes before entering his condominium and placing them outside his front door to avoid

tracking allergens inside his unit and aggravating his disabilities. Links South issued Mr. Burge a rule violation notice, and Mr. Burge, through his counsel, sent a letter to Links South requesting a reasonable accommodation that would allow him to leave his shoes outside his front door. Despite receiving this request and supporting medical documentation, Links South constructively denied Mr. Burge's request by repeatedly asking for more information and questioning the nexus between Mr. Burge's disability and his need to leave his shoes outside his unit. Under the consent order, the defendant will pay Mr. Burge \$40,000, grant Mr. Burge's reasonable accommodation request, adopt a non-discrimination policy and a reasonable accommodation policy, undergo training, and submit periodic reports to the government.

**Table 1.6** shows the outcomes of Fair Housing Act cases sent to DOJ in FY 2022. This table contains each of these referrals. All of the consent decrees and settlement agreements listed on the table below are available on the DOJ website: [DOJ Housing and Civil Enforcement Cases](#).

**Table 1.6: Outcomes Reported in FY 2022 for Fair Housing Act Cases Referred to DOJ**

Case Name	Outcome Date	Outcome	Case Type	Compensatory Damages	Punitive Damages	Total
<i>U.S. v. Advocate Law Groups Of Florida (ALG)</i>	6/10/2022	Consent Decree	Pattern or Practice/ Election	\$4,595,000	\$5,000	\$4,600,000
<i>U.S. v. City Of Arlington</i>	01/18/2022	Consent Decree	Pattern or Practice/ Election	\$395,000	\$0	\$395,000
<i>U.S. v. Goitia</i>	5/23/2022	Consent Decree	Pattern or Practice/ Election	\$135,000	\$5,000	\$140,000
<i>U.S. v. Meta Platforms, Inc., f/k/a Facebook, Inc.</i>	06/27/2022	Consent Decree	Pattern or Practice/ Election	\$0	\$115,054	\$115,054



**Table 1.6: Outcomes Reported in FY 2022 for Fair Housing Act Cases Referred to DOJ**

<b>Case Name</b>	<b>Outcome Date</b>	<b>Outcome</b>	<b>Case Type</b>	<b>Compensatory Damages</b>	<b>Punitive Damages</b>	<b>Total</b>
<i>U.S. v. Bacchus</i>	02/01/2022	Consent Decree	Election	\$75,000	N/A	\$75,000
<i>U.S. v. Housing Authority Of Town of Lone Wolf</i>	12/29/2021	Consent Decree	Election	\$75,000	N/A	\$75,000
<i>U.S. v. White River Regional Housing Authority</i>	10/14/2021	Consent Decree	Election	\$70,000	N/A	\$70,000
<i>U.S. v. The Links South at Harbour Village</i>	12/10/2021	Consent Decree	Election	\$40,000	N/A	\$40,000
<i>Sentinel Real Estate Corp.</i>	12/30/2021	Settlement Agreement	Election	\$35,000	N/A	\$35,000
<i>U.S. v. Midtown Motel</i>	02/08/2022	Consent Decree	Election	\$30,000	N/A	\$30,000
<i>U.S. v. Meyer</i>	12/28/2021	Consent Decree	Election	\$18,000	N/A	\$18,000
<i>U.S. v. Orchard Village, LLC</i>	02/28/2022	Consent Decree	Election	\$16,000	N/A	\$16,000
<i>U.S. v. Howitt-Paul Road, LLC</i>	01/20/2022	Consent Decree	Election	\$10,000	N/A	\$10,000
<i>U.S. v. Miyamoto</i>	03/28/2022	Consent Decree	Election	\$7,000	N/A	\$7,000
<i>U.S. v. Torkelson</i>	04/08/2022	Consent Decree	Election	\$6,000	N/A	\$6,000

**Source: U.S. Department of Justice (DOJ), Civil Rights Division, Housing and Civil Enforcement Section**

**Data current as of November 29, 2022**

\* In FY 2022, DOJ obtained a jury verdict in *U.S. v. The Dorchester Owners Assoc.* (E.D. Pa.), but the court has not yet entered final judgment. In addition, in FY 2022, the Charges against San Luis Rey Homes and Rodeo Realty, Inc. were resolved through private out-of-court settlements between the complainants and the respondents.

## SECRETARY-INITIATED ENFORCEMENT

Under 42 U.S.C. § 3610, the Secretary of HUD has the authority to investigate and file a complaint where there is reason to believe that a discriminatory housing practice has occurred or is about to occur. A single complaint may include more than one basis.

**Table 1.7** shows that one Secretary-initiated complaint was filed in FY 2022.

**Table 1.7: Secretary-Initiated Complaints filed in FY 2022**

Case Number and Name	Filing Date	Bases
09-22-0874-8 <i>Assistant Secretary of Fair Housing and Equal Opportunity v. United Wholesale Mortgage, LLC</i>	08/23/22	Sex, Disability, Familial Status

**Source: HUD Enforcement Management System (HEMS)**  
Data current as of November 29, 2022

**Table 1.8** shows that four Secretary-initiated cases were closed during FY 2022.

**Table 1.8: Secretary-Initiated Cases Closed in FY 2022**

Case Number and Name	Filing Date	Closure Date	Closure Reason
03-20-6399-8 <i>Assistant Secretary for Fair Housing and Equal Opportunity v 973 Chestnut Ridge Road, Inc., et al.</i>	07/08/20	09/30/22	Administrative Closure
06-21-9804-8 <i>Assistant Secretary for Fair Housing and Equal Opportunity v. Edward Romero Terrace, et al.</i>	10/22/20	10/14/21	Conciliation/ Settlement
06-21-0284-8 <i>Assistant Secretary for Fair Housing and Equal Opportunity v. FS Southbrooke LP Owner</i>	01/11/21	01/28/22	Conciliation/ Settlement
06-21-1462-8 <i>Assistant Secretary for Fair Housing and Equal Opportunity v. My HR Professionals, Inc.</i>	06/22/21	06/29/22	Conciliation/ Settlement

*Source: HUD Enforcement Management System (HEMS)*  
Data current as of November 29, 2022

## **FAIR HOUSING INITIATIVES PROGRAM**

**FAIR HOUSING INITIATIVES PROGRAM (FHIP) FUNDING** – During FY 2022, HUD awarded \$54,000,000 to fair housing organizations across the country under its FHIP. The grants provided \$28,200,000 to support the efforts of 116 national, state, and local fair housing entities working to address violations of the Fair Housing Act and other civil rights laws and to end discrimination in housing. In addition, HUD provided \$26,350,000 in funding to its second- and third-year Private Enforcement Initiative grantees to continue fair housing enforcement efforts nationwide.

**Table 1.9** shows the FHIP FY 2022 recipient summaries by state, grant type and amount.

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
Alabama	Center for Fair Housing, Inc.	FHOI – Continued Development	\$108,176.00
	Center for Fair Housing, Inc.	PEI – Multi Year	\$425,000.00
	Central Alabama Fair Housing Center	PEI – Multi Year (Year 2)	\$425,000.00
Alaska	Alaska Legal Services Corporation	PEI – Multi Year	\$425,000.00
Arizona	Sonora Environmental Research Institute, Inc.	EOI – General	\$125,000.00
	Southwest Fair Housing Council	EOI – General	\$125,000.00
	Southwest Fair Housing Council	PEI – Multi Year (Year 2)	\$425,000.00
	The Arizona Fair Housing Center	PEI – Multi Year (Year 2)	\$425,000.00
Arkansas	Legal Aid of Arkansas, Inc.	PEI – Multi Year (Year 2)	\$425,000.00
California	Bay Area Legal Aid	PEI – Multi Year	\$425,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
California	California Rural Legal Assistance, Inc.	EOI – General	\$125,000.00
	Fair Housing Advocates of Northern California	EOI – General	\$125,000.00
	Fair Housing Advocates of Northern California	FHOI – Continued Development	\$250,000.00
	Fair Housing Advocates of Northern California	PEI – Multi Year	\$425,000.00
	Fair Housing Foundation	PEI – Multi Year	\$425,000.00
	Greater Bakersfield Legal Assistance, Inc.	PEI – Multi Year	\$395,749.33
	Inland Fair Housing and Mediation Board	EOI – General	\$125,000.00
	Inland Fair Housing and Mediation Board	PEI – Multi Year	\$425,000.00
	Legal Aid Society of San Diego	EOI – General	\$125,000.00
	Legal Aid Society of San Diego	FHOI – Continued Development	\$250,000.00
	Legal Aid Society of San Diego	PEI – Multi Year	\$425,000.00
	Mental Health Advocacy Services, Inc.	EOI – General	\$125,000.00
	Orange County Fair Housing Council, Inc.	EOI – General	\$125,000.00
	California Rural Legal Assistance, Inc.	PEI – Multi Year (Year 2)	\$425,000.00
	CSA San Diego County	PEI – Multi Year (Year 2)	\$425,000.00
	Fair Housing Council of Central California	PEI – Multi Year (Year 2)	\$425,000.00
	Fair Housing Council of Riverside County, Inc.	PEI – Multi Year (Year 2)	\$425,000.00
	Orange County Fair Housing Council, Inc.	PEI – Multi Year (Year 2)	\$425,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
	Southern California Housing Rights Center	PEI – Multi Year (Year 3)	\$425,000.00
	Project Sentinel Inc.	PEI – Multi Year (Year 3)	\$425,000.00
Colorado	Denver Metro Fair Housing Center	PEI – Multi Year	\$ 154,318,47
Connecticut	Connecticut Fair Housing Center	EOI – General	\$125,000.00
	Open Communities Alliance	FHOI – Continued Development	\$250,000.00
	Open Communities Alliance	PEI – Multi Year	\$425,000.00
	Connecticut Fair Housing Center	PEI – Multi Year (Year 2)	\$425,000.00
District of Columbia	Equal Rights Center	PEI – Multi Year	\$425,000.00
	Housing Counseling Services	EOI – General	\$125,000.00
	National Fair Housing Alliance	EOI – National Media	\$1,300,000.00
	National Fair Housing Alliance	FHOI – Establishing New Organizations	\$1,875,000.00
	National Fair Housing Alliance	PEI – Multi Year (Year 3)	\$425,000.00
	National Community Reinvestment Coalition	PEI – Multi Year (Year 3)	\$425,000.00
Delaware	Community Legal Aid Society, Inc.	PEI – Multi Year (Year 3)	\$425,000.00
Florida	Community Legal Services of Mid-Florida, Inc.	EOI – Striving for Equity	\$100,000.00
	Community Legal Services of Mid-Florida, Inc.	EOI – Targeted	\$100,000.00
	Fair Housing Center of the Greater Palm Beaches, Inc.	PEI – Multi Year	\$425,000.00
	Florida Legal Services, Inc.	EOI – General	\$125,000.00



**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
	Florida Legal Services, Inc.	FHOI – Continued Development	\$250,000.00
	Housing Opportunities Project for Excellence, Inc.	EOI – General	\$125,000.00
	Jacksonville Area Legal Aid, Inc.	EOI – General	\$125,000.00
	Housing Opportunities Project for Excellence (HOPE), Inc.	PEI – Multi Year (Year 3)	\$425,000.00
	Jacksonville Area Legal Aid, Inc.	PEI – Multi Year (Year 3)	\$425,000.00
	Community Legal Services of Mid-Florida, Inc.	PEI – Multi Year (Year 2)	\$425,000.00
	Legal Aid Society of Palm Beach County, Inc.	PEI – Multi Year (Year 3)	\$425,000.00
Georgia	Metro Fair Housing Services, Inc.	PEI – Multi Year	\$425,000.00
	Veterans Center Incorporated	FHOI – Continued Development	\$250,000.00
	JC Vision and Associates Inc	PEI – Multi Year (Year 2)	\$425,000.00
Hawaii	Legal Aid Society of Hawaii	PEI – Multi Year (Year 3)	\$425,000.00
Idaho	Idaho Legal Aid Services, Incorporated	EOI – General	\$124,902.00
	Intermountain Fair Housing Council	FHOI – Continued Development	\$196,165.00
	Intermountain Fair Housing Council, Inc	EOI – General	\$123,848.00
	Intermountain Fair Housing Council, Inc	EOI – Sexual Orientation/Gender Identity	\$56,598.18
	Intermountain Fair Housing Council, Inc	EOI – Targeted	\$54,749.00
	Intermountain Fair Housing Council, Inc	PEI – Multi Year (Year 2)	\$425,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
Illinois	Access Living of Metropolitan Chicago	PEI – Multi Year	\$425,000.00
	Chicago Lawyers' Committee for Civil Rights under Law, Inc.	PEI – Multi Year	\$425,000.00
	H.O.P.E., Inc. d/b/a HOPE Fair Housing Center	EOI – General	\$125,000.00
	H.O.P.E., Inc. d/b/a HOPE Fair Housing Center	EOI – Striving for Equity	\$100,000.00
	HCP of Illinois, Inc.	EOI – General	\$125,000.00
	Legal Aid Chicago	PEI – Multi Year	\$425,000.00
	Rogers Park Community Council dba Northside Community Resources	EOI – General	\$125,000.00
	Open Communities	PEI – Multi Year (Year 2)	\$425,000.00
	South Suburban Housing Center	PEI – Multi Year (Year 3)	\$425,000.00
	H.O.P.E. Inc d/b/a HOPE Fair Housing Center	PEI – Multi Year (Year 3)	\$425,000.00
	Prairie State Legal Services, Inc.	PEI – Multi Year (Year 3)	\$425,000.00
	Rogers Park Community Council dba Northside Community Resources	PEI – Multi Year (Year 2)	\$425,000.00
	South Suburban Housing Center	EOI – General	\$125,000.00
	Fair Housing Center of Central Indiana, Inc.	EOI – General	\$125,000.00
Indiana	Fair Housing Center of Central Indiana, Inc.	FHOI – Continued Development	\$138,104.00
	Fair Housing Center of Central Indiana, Inc.	PEI – Multi Year (Year 3)	\$425,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
Kentucky	Lexington Fair Housing Council	EOI – Sexual Orientation/Gender Identity	\$68,401.82
	Lexington Fair Housing Council, Inc.	PEI – Multi Year (Year 3)	\$425,000.00
Louisiana	Louisiana Fair Housing Action Center, Inc.	EOI – General	\$125,000.00
	Louisiana Fair Housing Action Center, Inc.	PEI – Multi Year (Year 3)	\$425,000.00
Maine	Pine Tree Legal Assistance, Inc.	PEI – Multi Year	\$425,000.00
Massachusetts	Community Legal Aid, Inc.	EOI – Sexual Orientation/Gender Identity	\$75,000.00
	Community Legal Aid, Inc.	PEI – Multi Year	\$425,000.00
	Community Teamwork, Inc.	EOI – Targeted	\$55,400.00
	Massachusetts Fair Housing Center, Inc.	PEI – Multi Year	\$425,000.00
	SouthCoast Fair Housing, Inc.	PEI – Multi Year	\$425,000.00
	Suffolk University	EOI – Targeted	\$100,000.00
	Suffolk University	PEI – Multi Year (Year 3)	\$425,000.00
	Way Finders, Inc.	EOI – General	\$125,000.00
Michigan	Fair Housing Center of West Michigan	EOI – General	\$125,000.00
	Fair Housing Center of West Michigan	EOI – Striving for Equity	\$100,000.00
	Fair Housing Center Southeastern Michigan	EOI – General	\$125,000.00
	Legal Services of Eastern Michigan	EOI – General	\$125,000.00
	Fair Housing Center of Southeastern Michigan	PEI – Multi Year (Year 3)	\$425,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
	Legal Services of Eastern Michigan	PEI – Multi Year (Year 3)	\$425,000.00
	Fair Housing Center of Metropolitan Detroit	PEI – Multi Year (Year 3)	\$425,000.00
	Fair Housing Center of West Michigan	PEI – Multi Year (Year 3)	\$425,000.00
	Fair Housing Center of Southwest Michigan	PEI – Multi Year (Year 3)	\$425,000.00
Minnesota	Mid-Minnesota Legal Assistance	PEI – Multi Year	\$425,000.00
Mississippi	Housing Education and Economic Development, Inc.	PEI – Multi Year	\$425,000.00
	Mississippi Center for Justice	PEI – Multi Year (Year 3)	\$425,000.00
Missouri	Metropolitan St. Louis Equal Housing and Opportunity Council	EOI – General	\$125,000.00
	Metropolitan St. Louis Equal Housing and Opportunity Council	EOI – Striving for Equity	\$100,000.00
	Metropolitan St. Louis Equal Housing and Opportunity Council	PEI – Multi Year	\$425,000.00
Montana	Montana Fair Housing, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
Nebraska	Family Housing Advisory Services, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
Nevada	Silver State Fair Housing Council	EOI – General	\$125,000.00
	Silver State Fair Housing Council	PEI - Multi Year (Year 3)	\$425,000.00
New Hampshire	New Hampshire Legal Assistance	PEI - Multi Year (Year 2)	\$425,000.00
New Jersey	Citizen Action of New Jersey	EOI - General	\$125,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
New York	Fair Housing Council of Northern New Jersey	PEI – Multi Year	\$425,000.00
	Brooklyn Legal Services, Inc.	PEI – Multi Year	\$425,000.00
	Chautauqua Opportunities, Inc.	EOI – General	\$125,000.00
	CNY Fair Housing, Inc.	EOI – General	\$125,000.00
	CNY Fair Housing, Inc.	EOI – Striving for Equity	\$100,000.00
	Fair Housing Justice Center	EOI – General	\$125,000.00
	Legal Assistance of Western New York, Inc.	EOI – General	\$125,000.00
	Legal Assistance of Western New York, Inc.	PEI – Multi Year	\$425,000.00
	Westchester Residential Opportunities, Inc.	EOI – General	\$51,381.00
	CNY Fair Housing, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
	Housing Opportunities Made Equal, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
	Westchester Residential Opportunities, Inc.	PEI - Multi Year (Year 2)	\$425,000.00
	Fair Housing Justice Center, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
North Carolina	Legal Aid of North Carolina Inc.	EOI – Targeted	\$100,000.00
	Legal Aid of North Carolina, Inc.	EOI – General	\$125,000.00
	Telamon Corporation	EOI – Sexual Orientation/Gender Identity	\$75,000.00
	Legal Aid of North Carolina, Inc.	PEI - Multi Year (Year 2)	\$425,000.00
North Dakota	High Plains Fair Housing Center	EOI – General	\$125,000.00



**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
	High Plains Fair Housing Center	EOI – Targeted	\$89,851.00
	High Plains Fair Housing Center	FHOI – Continued Development	\$132,555.00
	High Plains Fair Housing Center	PEI - Multi Year (Year 3)	\$425,000.00
Ohio	Fair Housing Contact Service, Inc. <sup>34</sup>	EOI – General	\$125,000.00
	Fair Housing Opportunities of Northwest Ohio, Inc.	EOI – General	\$125,000.00
	Fair Housing Opportunities of Northwest Ohio, Inc.	EOI – Striving for Equity	\$10,000.00
	Fair Housing Resource Center, Inc	EOI – General	\$125,000.00
	Housing Opportunities Made Equal of Greater Cincinnati, Inc.	EOI – General	\$125,000.00
	Housing Opportunities Made Equal of Greater Cincinnati, Inc.	PEI – Multi Year	\$425,000.00
	Housing Research & Advocacy Center	EOI – General	\$125,000.00
	Housing Research & Advocacy Center	PEI – Multi Year	\$425,000.00
	Miami Valley Fair Housing Center, Inc.	EOI – General	\$125,000.00
	Miami Valley Fair Housing Center, Inc.	PEI – Multi Year	\$425,000.00
	Ohio State Legal Services Association	EOI – General	\$125,000.00
	Ohio State Legal Services Association	PEI – Multi Year	\$425,000.00
	Fair Housing Opportunities, Inc. dba The Fair Housing Center	PEI - Multi Year (Year 2)	\$425,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
	Fair Housing Resource Center, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
	Fair Housing Contact Service, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
Oklahoma	Legal Aid Services of Oklahoma, Inc.	PEI – Multi Year	\$425,000.00
	Metropolitan Fair Housing Council of Oklahoma, Inc	PEI – Multi Year	\$425,000.00
Oregon	Fair Housing Council of Oregon	PEI – Multi Year	\$425,000.00
Pennsylvania	Fair Housing Council of Suburban Philadelphia, Inc.	EOI – General	\$125,000.00
	Fair Housing Partnership of Greater Pittsburgh	PEI – Multi Year	\$425,000.00
	Southwestern Pennsylvania Legal Services, Inc.	EOI – General	\$125,000.00
	Southwestern Pennsylvania Legal Services, Inc.	EOI – Targeted	\$100,000.00
	Tenfold (formerly Tabor Community Services)	EOI – General	\$124,998.00
	Tenfold (formerly Tabor Community Services)	EOI – Sexual Orientation/Gender Identity	\$75,000.00
	Fair Housing Rights Center in Southeastern PA	PEI - Multi Year (Year 3)	\$425,000.00
	Southwestern Pennsylvania Legal Services, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
	Fair Housing Council of Suburban Philadelphia, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
Tennessee	West Tennessee Legal Services, Inc.	EOI – General	\$125,000.00
	West Tennessee Legal Services, Inc.	EOI – Sexual Orientation/Gender Identity	\$75,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
	West Tennessee Legal Services, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
	Tennessee Fair Housing Council, Inc.	PEI - Multi Year (Year 2)	\$425,000.00
Texas	Disability Rights Texas	EOI – General	\$124,958.00
	Greater Houston Fair Housing Center, Inc.	PEI – Multi Year	\$425,000.00
	Texas Department of Housing and Community Affairs	EOI – General	\$124,913.00
	North Texas Fair Housing Center	PEI - Multi Year (Year 3)	\$425,000.00
	San Antonio Fair Housing Council, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
Vermont	Champlain Valley Office of Economic Opportunity, Inc.	EOI – Striving for Equity	\$90,000.00
	Vermont Legal Aid, Inc.	PEI - Multi Year (Year 2)	\$50,000.00
Virginia	Housing Opportunities Made Equal of Virginia, Inc.	EOI – General	\$125,000.00
	Housing Opportunities Made Equal of Virginia, Inc.	PEI - Multi Year (Year 3)	\$425,000.00
Washington	Northwest Fair Housing Alliance	EOI – General	\$125,000.00
	Northwest Fair Housing Alliance	EOI – Sexual Orientation/Gender Identity	\$75,000.00
	Northwest Fair Housing Alliance	PEI - Multi Year (Year 3)	\$425,000.00
	Fair Housing Center of Washington	PEI - Multi Year (Year 3)	\$425,000.00
West Virginia	The Fairmont-Morgantown Housing Authority	EOI – General	\$125,000.00
Wisconsin	Metropolitan Milwaukee Fair Housing Council, Inc.	EOI – General	\$125,000.00

**Table 1.9: FY 2022 FAIR HOUSING INITIATIVES PROGRAM GRANT  
RECIPIENT SUMMARIES BY STATE, GRANT TYPE, AND AMOUNT**

State	Recipient	Grant Type	Amount
	Metropolitan Milwaukee Fair Housing Council, Inc.	EOI – Test Coordinator Training	\$500,000.00
	Metropolitan Milwaukee Fair Housing Council, Inc.	PEI - Multi Year (Year 3)	\$425,000.00

**Source: Fair Housing Assistance Program**  
Data current as of 03/17/2022

### **FAIR HOUSING ASSISTANCE PROGRAM**

FHAP agencies provide a variety of fair housing administrative and enforcement activities, including complaint investigation, conciliation, administrative and/or judicial enforcement, training, implementation of data and information systems, and education and outreach.

**Table 2.0** shows the FHAP agencies by state for FY 2022. There were 77 FHAP agencies at the close of FY 2022; 42 provided local fair housing services, and 35 (including Washington, D.C.) provided state-wide fair housing services.

**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

State	Jurisdiction	Name of FHAP
ARIZONA	State Agency:	Civil Rights and Conflict Resolution Section Arizona Attorney General's Office
	Localities:	City of Phoenix Equal Opportunity Department
ARKANSAS	State Agency:	Arkansas Fair Housing Commission

**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

CALIFORNIA	State Agency:	California Civil Rights Department
COLORADO	State Agency:	Colorado Civil Rights Division
CONNECTICUT	State Agency:	Connecticut Commission on Human Rights and Opportunities
DELAWARE	State Agency:	Delaware Division of Human Relations
DISTRICT OF COLUMBIA		District of Columbia Office of Human Rights
FLORIDA	State Agency:	Florida Commission on Human Relations
	Localities:	Broward County Office of Equal Opportunity
		City of Orlando Office of Human Relations
		Jacksonville Human Rights Commission
		Palm Beach County Office of Equal Opportunity
		Pinellas County Office of Human Rights



**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

		City of Tampa Office of Community Relations
GEORGIA	State Agency:	Georgia Commission on Equal Opportunity
HAWAII	State Agency:	Hawaii Civil Rights Commission
ILLINOIS	State Agency:	Illinois Department of Human Rights
INDIANA	State Agency:	Indiana Civil Rights Commission
	Localities:	Elkhart Human Relations Commission Municipal Building
		Fort Wayne Metropolitan Human Relations Commission
		Gary Human Relations Commission
		Hammond Human Relations Commission
		South Bend Human Relations Commission
		City of Evansville-Vanderburgh County Human Relations Commission

**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

IOWA	State Agency:	Iowa Civil Rights Commission
	Localities:	Cedar Rapids Civil Rights Enforcement Agency
		Davenport Civil Rights Commission
		Des Moines Human Rights Commission
		Sioux City Human Rights Commission
KANSAS	Localities:	Lawrence Human Relations Commission and Human Relations/Resources Dept.
		Salina Human Relations Department
KENTUCKY	State Agency:	Kentucky Commission on Human Rights
	Localities:	Lexington-Fayette Urban County Human Rights Commission
		Louisville Metro Human Relations Commission

**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

LOUISIANA	State Agency:	Public Protection Division, Louisiana Department of Justice
MAINE	State Agency:	Maine Human Rights Commission
MARYLAND	State Agency:	Maryland Commission on Civil Rights
MASSACHUSETTS	State Agency:	Massachusetts Commission Against Discrimination
	Localities:	Boston Fair Housing Commission City of Boston Office of Civil Rights
		Cambridge Human Rights Commission
MICHIGAN	State Agency:	Michigan Department of Civil Rights
MINNESOTA	Localities:	
		City of St. Paul Department of Human Rights and Equal Economic Opportunity Commission
NEBRASKA	State Agency:	Nebraska Equal Opportunity Commission

**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

	Localities:	Lincoln Commission on Human Rights
		Omaha Human Relations Department
NEW JERSEY	State Agency:	State of New Jersey Division on Civil Rights
NEW YORK	State Agency:	New York State Division of Human Rights
		Westchester County Human Rights Commission
NORTH CAROLINA	State Agency:	North Carolina Human Relations Commission
	Localities:	City of Charlotte/Mecklenburg County Community Relations Committee
		Durham Human Relations Commission
		Greensboro Human Relations Department
		Orange County Human Relations Commission
		Winston-Salem Human Relations Commission

**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

NORTH DAKOTA	State Agency:	North Dakota Department of Labor
OHIO	State Agency:	Ohio Civil Rights Commission
	Localities:	City of Canton Fair Housing Commission
		Dayton Human Relations Council
		Shaker Heights Fair Housing Review Board
PENNSYLVANIA	State Agency:	Pennsylvania Human Relations Commission
		Pittsburgh Human Relations Commission
RHODE ISLAND	State Agency:	Rhode Island Commission for Human Rights
SOUTH CAROLINA	State Agency:	South Carolina Human Affairs Commission
TENNESSEE	State Agency:	Tennessee Human Rights Commission
TEXAS	State Agency:	Texas Workforce Commission

**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

	Localities:	City of Austin Equal Employment and Fair Housing Office
		City of Corpus Christi
		City of Dallas Fair Housing Office
		Fort Worth Human Relations Commission
UTAH	State Agency:	Utah Anti-Discrimination Division
VERMONT	State Agency:	Vermont Human Rights Commission
VIRGINIA	State Agency:	Virginia Department of Professional and Occupational Regulation Fair Housing Administration/Fair Housing Office
	Localities:	Fairfax County Human Rights Commission
WASHINGTON	State Agency:	Washington State Human Rights Commission
	Localities:	Tacoma Office of Equity and Human Rights



**Table 2.0: FHAP Agencies by State, as of September 30, 2022**

WEST VIRGINIA	State Agency:	West Virginia Human Rights Commission
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*Source: FHAP Division, Office of Fair Housing and Equal Opportunity*  
 Data current as of November 29, 2022

**Table 2.1** shows the HUD and FHAP complaints by state for FY 2022.

**Table 2.1: shows the HUD and FHAP complaints by state for FY 2022**

	Number of HUD Complaints	Number of FHAP Complaints	Total Number of Complaints
Alabama	65		65
Alaska	18		18
Arizona	10	216	226
Arkansas	2	60	62
California	54	791	845
Colorado	8	147	155
Connecticut	23	120	143
Delaware	4	53	57
District of Columbia	10	45	55
Florida	47	603	650
Georgia	196	113	309
Guam	1		1
Hawaii	6	41	47
Idaho	49		49
Illinois	5	347	352
Indiana	27	260	287
Iowa	13	192	205
Kansas	42	12	54
Kentucky	3	84	87
Louisiana	15	42	57
Maine	8	48	56
Maryland	27	148	175

**Table 2.1: shows the HUD and FHAP complaints by state for FY 2022**

	<b>Number of HUD Complaints</b>	<b>Number of FHAP Complaints</b>	<b>Total Number of Complaints</b>
Massachusetts	58	343	401
Michigan	14	225	239
Minnesota	59	9	68
Mississippi	53		53
Missouri	130		130
Montana	12		12
Nebraska	2	91	93
Nevada	31		31
New Hampshire	40		40
New Jersey	64	186	250
New Mexico	36		36
New York	107	321	428
North Carolina	13	145	158
North Dakota	10	24	34
Ohio	14	395	409
Oklahoma	87		87
Oregon	100		100
Pennsylvania	116	195	311
Puerto Rico	53		53
Rhode Island	8	55	63
South Carolina	4	120	124
South Dakota	5		5
Tennessee	19	144	163
Texas	107	592	699
Utah	9	55	64
Vermont	4	18	22
Virgin Islands	1		1
Virginia	32	156	188
Washington	6	199	205
West Virginia	5	14	19
Wisconsin	70		70

**Table 2.1: shows the HUD and FHAP complaints by state for FY 2022**

	Number of HUD Complaints	Number of FHAP Complaints	Total Number of Complaints
Wyoming	8		8
None Selected	2		2
<b>Total</b>	<b>1,912</b>	<b>6,609</b>	<b>8,521</b>

*Source: HUD Enforcement Management Systems (HEMS)*  
Data current as of November 29, 2022

**NOTE:** *Kansas has local FHAPs but no State FHAP.*

### **LIMITED ENGLISH PROFICIENCY**

The Fair Housing Act prohibits discrimination in both private and federally assisted housing, including discrimination because of national origin. Title VI of the Civil Rights Act of 1964 protects people from discrimination based on national origin, among other bases, in programs or activities that receive federal funding, including federally assisted housing programs. In FY 2022, HUD continued to see an increase in LEP requests for services as a result of HUD's expanded training initiative.

**Tables 2.2 – Tables 2.5** illustrate the types of LEP services provided during FY 2022.

**Table 2.2: Translation Services for Requested Languages in FY 2022**

Language From	Language To	Number of Requests	Total Words Translated
Arabic	English	1	661
Braille	English	1	243
Chinese	English	2	1,565
English	Amharic	5	14,934
English	Arabic	14	38,021
English	Armenian	1	10,988
English	Bengali	4	979
English	Braille	1	1,335
English	Cantonese	10	19,121
English	Cantonese (Simplified)	4	1,499
English	Cherokee	1	439

**Table 2.2: Translation Services for Requested Languages in FY 2022**

<b>Language From</b>	<b>Language To</b>	<b>Number of Requests</b>	<b>Total Words Translated</b>
English	Chinese	5	20,846
English	Chuukese	1	1,963
English	Czech	1	230
English	Dari	5	9,377
English	Farsi	2	553
English	French	13	35,244
English	Georgian	1	230
English	German	8	15,919
English	Haitian Creole	10	28,109
English	Hebrew	1	439
English	Hindi	5	11,967
English	Hmong	2	1,022
English	Italian	4	14,603
English	Japanese	1	439
English	Khmer	4	11,528
English	Khmer/Cambodian	1	3,523
English	Korean	19	33,630
English	Lao	2	471
English	Laotian	1	1,525
English	Louisiana Creole	1	439
English	Mandarin	16	18,684
English	Mandarin (Simplified)	4	1,499
English	Navajo	1	439
English	Nepali	5	11,310
English	Pashto	6	9,816
English	Persian	1	3,406
English	Polish	6	14,913
English	Portuguese	8	18,427
English	Punjabi	4	979
English	Russian	8	18,275
English	Samoan	2	669
English	Somali	6	29,927
English	Spanish	173	652,736
English	Swahili	1	10,331

**Table 2.2: Translation Services for Requested Languages in FY 2022**

Language From	Language To	Number of Requests	Total Words Translated
English	Tagalog	11	18,009
English	Thai	5	11,967
English	Ukrainian	4	979
English	Urdu	4	979
English	Vietnamese	22	49,091
English	Wolof	1	230
English	Yiddish	3	540
Mandarin	English	1	1,529
Mandarin	Mandarin	2	1,336
Russian	English	1	742
Spanish	English	41	343,380
Swahili	English	1	5,285
Total		468	1,507,320

*Source: Limited English Proficiency Initiative*

Data current as of January 31, 2023

**Table 2.3: CART (Communication Access Realtime Translation) in FY2022**

Language From	Language To	Number of Requests	Total Hours Translated
English	English	1	1.5
Spanish	Spanish	1	1.5

*Source: Limited English Proficiency Initiative*

Data current as of January 31, 2023

**Table 2.4: Telephonic Interpretation Services for Requested Languages in FY 2022**

Languages	Minutes	Hours
Arabic	490	8.17
Bengali	43	0.72
Brazilian Portuguese	59	0.98
Cantonese	476	7.93
Farsi	223	3.72
French	14	0.23
Haitian Creole	86	1.43

Italian	30	0.50
Korean	110	1.83
Mandarin	562	9.37
Mongolian	61	1.02
Polish	18	0.30
Russian	598	9.97
Somali	603	10.05
Spanish	13,088	218.13
Swahili	37	0.62
Thai	24	0.40
Vietnamese	277	4.62
Total	16,799	279.98

**Source: Limited English Proficiency Initiative**  
**Data current as of January 31, 2023**

**TABLE 2.5: ONSITE AND VIRTUAL INTERPRETATION SERVICES**

Language From	Language To	Number of Requests	Total Hours Translated
English	Cantonese	1	2
English	Chuukese	1	3
English	Spanish	5	32
English	ASL	10	76.5

**Source: Limited English Proficiency Initiative**  
**Data current as of January 31, 2023**

## **FAIR HOUSING AND CIVIL RIGHTS IN HUD FUNDED PROGRAMS**

### **COMPLIANCE REVIEWS OF RECIPIENTS OF HUD FUNDS**

HUD conducts targeted compliance reviews of recipients of HUD funds, such as state and local governments, public housing agencies, and non-profit organizations, to ensure that their programs, activities, and services are administered and operated in compliance with federal civil rights laws for which HUD has jurisdiction (e.g., Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act, among others). FHEO also collaborates within the Department to conduct limited front-end reviews under certain programs to ensure that the proposed activities of HUD recipients are consistent with civil rights laws and the requirements of the civil rights-related



program requirements implemented through program regulations promulgated by HUD, including HUD's Office of Community Planning and Development, Office of Public and Indian Housing, and Office of Housing.

## COMPLAINTS AGAINST RECIPIENTS OF HUD FUNDS

HUD investigates complaints of discrimination lodged against recipients of HUD funds to determine whether the recipient violated civil rights laws and/or civil rights-related program requirements. At the conclusion of an investigation, HUD notifies the complainant and respondent of the results of the investigation, which may include issuing findings of non-compliance and the necessary actions to remedy such findings.

**Table 2.6** shows the number of complaints received in FY 2022 that alleged discrimination or noncompliance by a recipient of HUD funds and the civil rights requirements that were allegedly violated. These numbers include complaint reviews that were initiated in FY 2022 or in previous fiscal years.

**Table 2.6: Complaints Against Recipients of HUD Funds, FY 2022**

Legal Basis for Complaint	Number of Complaints Filed	Number of Investigations Closed
Section 504	577	429
Title VI	239	189
ADA	233	144
Section 109	46	42
AFFH	1	2
<b>Total</b>	<b>1,096</b>	<b>806</b>

*Source: HUD Enforcement Management System (HEMS)*  
Data current as of November 29, 2022

## COMPLIANCE REVIEWS OF RECIPIENTS OF HUD FUNDS

HUD conducts compliance reviews to determine whether a recipient of HUD funds is following applicable civil rights laws and program implementation regulations. HUD may initiate a compliance review whenever a report, complaint, or any other

information indicates a possible failure to comply with applicable civil rights laws and regulations.

**Table 2.7** shows that 17 compliance reviews were initiated and 20 were closed by HUD in FY 2022. It also shows the civil rights requirement under which the reviews were conducted. These numbers include compliance reviews that were initiated in FY 2022.

**Table 2.7: Compliance Reviews of Recipients of HUD funds, FY 2022**

Legal Basis	Number of Compliance Reviews Initiated	Number of Compliance Reviews Closed
Title VI	9	13
AFFH	3	
Section 504	3	2
ADA	1	2
Section 109	1	3
Total	17	20

*Source: HUD Enforcement Management Systems (HEMS)*  
Data current as of November 29, 2022

## HUD'S REPORTING RESPONSIBILITIES

The Fair Housing Act requires that HUD annually report to Congress and make available to the public data on the race, color, religion, sex, national origin, age, disability, and family characteristics of households who are applicants for, participants in, or beneficiaries or potential beneficiaries of programs administered by HUD to the extent that such characteristics are within the coverage of the provisions of law.

## CATEGORIES FOR DATA ON RACE AND ETHNICITY

Under OMB's policy, individuals responding to inquiries about race have the option to select one or more of five racial categories: (1) "American Indian or Alaska Native," (2) "Asian," (3) "Black or African American," (4) "Native Hawaiian or Other Pacific Islander," and (5) "White." OMB's policy treats ethnicity separately from race.

Persons must choose one of two ethnic categories: (1) “Hispanic or Latino,” or (2) “Not Hispanic or Latino.”

In fiscal year 2021, most HUD programs collected data on ethnicity separately from data on race; however, a few programs combined race and ethnicity into a single category.

The following sections briefly describe certain HUD-funded programs and report on the protected characteristics of beneficiaries of these programs.

## **OFFICE OF HOUSING PROGRAMS**

### **FEDERAL HOUSING ADMINISTRATION**

The Federal Housing Administration, generally known as “FHA,” provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single family and multifamily homes including manufactured homes, residential care facilities, and hospitals. FHA is the largest insurer of mortgages in the world, insuring more than 53.70 million single family homes since its inception in 1934. FHA mortgage insurance provides lenders with protection against losses as the result of homeowners defaulting on their mortgage loans. The lenders bear less risk because FHA will pay a claim to the lender in the event of a homeowner’s default provided that the application for insurance benefits is acceptable to the Commissioner. Loans must meet certain requirements established by FHA to qualify for insurance.

**Table 2.8 and Table 2.9** provide data on the race and marital status of mortgagors who obtained FHA-insured single-family home purchase loans or FHA-insured single-family refinanced loans in FY 2022. The marital status category divides mortgagors into those who are “married,” “separated,” or “unmarried.”

**Table 2.8: Characteristics of Mortgagors Who Obtained FHA-Insured Single-Family Home Purchase Loans or FHA-Insured or Single-Family Refinanced Loans, Percentages of Numbers and Amounts, FY 2022**

	Purchase		Refinance		Total	
	Count	Dollars (\$M)	Count	Dollars (\$M)	Count	Dollars (\$M)
<b>Total</b>	<b>692,846</b>	<b>\$189,526</b>	<b>289,357</b>	<b>\$65,981</b>	<b>982,203</b>	<b>\$255,507</b>
<b>Borrower Race</b>						
White	33.6%	30.6%	45.5%	42.5%	37.1%	33.7%
Black or African American	13.0%	13.3%	12.6%	12.3%	12.8%	13.1%
American Indian or Alaska Native	0.4%	0.4%	0.3%	0.3%	0.4%	0.4%
Asian	1.6%	2.1%	1.4%	2.0%	1.5%	2.1%
Hawaiian or Pacific Islander	0.2%	0.2%	0.3%	0.3%	0.2%	0.2%
Hispanic	15.3%	17.1%	11.0%	12.4%	14.1%	15.9%
Not disclosed	36.0%	36.3%	28.9%	30.1%	33.9%	34.7%
<b>Mixed Race</b>						
Yes	0.6%	0.6%	0.4%	0.5%	0.6%	0.6%
No	99.4%	99.4%	99.6%	99.5%	99.4%	99.4%
<b>Marital Status</b>						
Married	45.7%	48.5%	60.1%	63.4%	49.9%	52.3%
Separated	0.8%	0.7%	0.6%	0.6%	0.7%	0.7%
Single	53.6%	50.8%	39.4%	36.0%	49.4%	47.0%

**Source: Single Family Data Warehouse (SFDW)**  
**Data current as of November 30, 2022**

*Note: Value of loans provided in millions; totals may not add up to other reports due to data refreshes*

**Table 2.9** provides data on the protected characteristics of households provided with housing assistance from rental subsidies and direct loans for the 18 months ending September 30, 2022.

**Table 2.9: Selected Characteristics of Assisted Households in Multifamily Programs, TRACS data for 18-months ending September 30, 2022**

	Section 8 Project-Based	Section 236	Below Mkt Int Rate (BMIR)	Section 202/8	Section 202/ PRAC	Section 811/ PRAC	All Programs
<b>Total Households</b>	1,111,359	2,352	381	97,060	120,643	30,628	1,365,261
<b>Race of Head of Household</b>							
White Only	47.4	44.2	53.3	58.8	54.9	62.3	49.2
Black or African American Only	35.4	37.7	7.9	24.4	23.6	25.2	33.4
American Indian or Alaskan Native Only	0.9	0.6	2.1	0.7	0.6	1	0.9
Asian Only	5	3.1	8.7	5.9	9.3	1.2	5.3
Native Hawaiian or Pacific Islander Only	0.3	0.2	0.3	0.2	0.3	0.4	0.3
Other Only	9.7	12.7	26.8	9.2	10.4	8.8	9.7
Multiple Race	1.3	1.6	1	0.7	0.8	1.1	1.2
<b>Ethnicity of Head of Household</b>							
Hispanic or Latino	17.1	13.1	31.8	12	15.9	7.2	16.4
Not Hispanic or Latino	82.9	86.9	68.2	88	84.1	92.8	83.6
<b>Age of Head of Household</b>							

**Table 2.9: Selected Characteristics of Assisted Households in Multifamily Programs, TRACS data for 18-months ending September 30, 2022**

Less than 31 years	14	13.1	7.9	1.2	0	7.6	11.7
Between 31 - 41	14.1	13.6	19.9	2.2	0	16.2	12.1
Between 42 - 51	9.2	9.7	18.1	3.3	0	18.2	8.2
Between 52 - 61	13.4	12.2	17.8	8.8	0.2	29.8	12.3
62 or older	49.2	51.4	36.2	84.5	99.8	28.2	55.6
<b>Sex of Head of Household</b>							
Female	71.5	64	62.7	62.2	69.1	46.5	70
Male	27.6	35.5	37.3	36.8	29.1	52.1	29
<b>Disability</b>							
Households where any member is a person with a disability	30.4	16.4	13.6	30	6.9	98.2	29.9
Households where a head, spouse or co-head is a person with a disability	29.5	15.5	12.3	30	6.9	98.2	29.2
<b>Families with Children</b>							
Households with Children	28.1	24.6	31.8	0.2	0.1	2.1	23

**Source: Tenant Rental Assistance Certification System (TRACS)**  
**Data current as of September 30, 2022**

**Notes:**

1. All data are from the TRACS system for the 18 months ending September 30, 2022.



*2. The table excludes all records showing head of households to be under 15 years of age or over 105 years of age, as well as any record showing the transaction type to be either "program termination" or "move out."*

*3. There are children in the 202 supportive housing for the elderly program because the program requires only one resident of the unit to be elderly.*

**MULTIFAMILY SUBSIDIZED HOUSING PROGRAMS** – The housing subsidies described below are paid to owners to keep their rents affordable for tenants. This assistance is tied to the property and differs in that respect from tenant-based rental assistance programs where the subsidy follows the tenant when the tenant moves to another property (e.g., tenant-based Housing Choice Vouchers).

**PROJECT-BASED SECTION 8** – Through Project-Based Section 8 Rental Assistance, HUD provides rental assistance to make up the difference between what an extremely low-, low-, or very low-income household can afford and the approved rent for an adequate housing unit in a multifamily project. HUD renews Section 8 project-based housing assistance payments ("HAP") contracts with owners of multifamily rental housing.

**SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY** – Section 202 Supportive Housing for the Elderly helps expand the supply of affordable housing with voluntary supportive services for the elderly by providing capital advances for development activities. Section 202 housing provides elderly persons with rental housing opportunities that offer services such as cooking, cleaning, and transportation. Once the project is developed, funding is provided through the Section 202 project rental assistance contract (PRAC) to cover the difference between the HUD-approved operating cost for the project and the tenants' contributions toward rent.

To live in housing receiving Section 202 assistance, a household must be very low-income (50 percent or below area median income) and must have at least one member who is age 62 or older.

**SECTION 811 SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES** – Section 811 Supportive Housing for Persons with Disabilities provides supportive rental housing for non-elderly individuals with disabilities, including voluntary supportive services by providing capital advances for development activities. There are

different forms of assistance under the Section 811 program, including capital advances, project-based assistance, and tenant-based assistance (known as Section 822 Mainstream Vouchers, which are operated as tenant-based vouchers).

To live in housing receiving Section 811 assistance, an eligible household must be very low-income or extremely low-income, and at least one member must be between 18 years old and 62 years old with a qualifying disability.

## DIRECT LOANS

**SECTION 202 DIRECT FORMULA INTEREST RATE LOANS** – The Section 202 Direct Formula Interest Rate Loan Program replaced the Section 202 Direct Low-Interest Loan Program. Both programs provided long-term, direct loans to finance housing for elderly persons or individuals with disabilities. However, formula interest rate loans carried an interest rate based on the average yield on 30-year marketable obligations of the United States, and properties were developed with 100 percent project-based Section 8 rental assistance to help keep units affordable to low-income families. This program is commonly referred to as Section 202/8. While no new projects have been developed under this program since 1991, previously developed projects are still in operation.

In 1990, Congress authorized new funding for capital advances rather than direct loans resulting in the Section 202 Capital Advance Program and the Section 811 Capital Advance Program. The Section 202 Capital Advance Program serves elderly persons, while the Section 811 Capital Advance Program develops housing for individuals with disabilities.

**Table 3.0** provides data on protected characteristics of recipients of mortgage insurance and mortgage interest rate subsidies.

**Table 3.0: Protected Characteristics of Recipients of Mortgage Insurance and Mortgage Interest Rate Subsidies, FY 2022**

	<b>Below Market Interest Rate</b>	<b>Section 236</b>	<b>All Households</b>
<b>Race of Head of Household</b>			
White	53.3	44.1	49.1

**Table 3.0: Protected Characteristics of Recipients of Mortgage Insurance and Mortgage Interest Rate Subsidies, FY 2022**

Black or African American	7.9	37.3	33.3
American Indian or Alaskan Native	2.1	0.5	0.9
Native Hawaiian or Pacific Islander	0.3	0.2	0.3
Other	27	3.8	5.1
Multiple Race	1	2.1	1.4
<b>Ethnicity of Head of Household</b>			
Hispanic	31.8	13.1	16.4
Non-Hispanic	68.2	86.9	83.6
<b>Age of Head of Household</b>			
Younger than 31	7.9	13.1	11.7
31 - 41	19.9	13.6	12.1
42 - 51	18.1	9.7	8.2
52 - 61	17.8	12.2	12.3
62 years and older	36.2	51.4	55.6
<b>Sex of Head of Household</b>			
Female	62.7	64	70
Male	37.3	35.5	29
<b>Disability Status</b>			
Member with disability	13.6	16.4	29.9
Head with disability	11.3	14.5	28.7
<b>Familial Status</b>			
Households with children	31.8	24.6	23
<b>Total number of households</b>	<b>381</b>	<b>2,352</b>	<b>1,365,306</b>

**Source: Tenant Rental Assistance Certification System (TRACS)**  
**Data current as of March 24, 2023**

**Note:** The data on race, ethnicity, age, and sex were provided for the head of household only, regardless of the composition of the household. The number of households represents only those beneficiaries that have submitted data to HUD.

**SECTION 236** – This FHA program, established by the Housing and Urban Development Act of 1968, combined federal mortgage insurance with interest

reduction payments to encourage the production of low-cost rental housing. While no longer providing insurance or subsidies for new mortgage loans, existing Section 236 properties continue to receive interest subsidies. Under this program, HUD provided interest subsidies to lower a project's mortgage interest rate to as little as one percent. The interest reduction payment resulted in lower operating costs and, consequently, a reduced rent structure.

Some Section 236 properties experienced escalating operating costs, causing the basic rent to increase beyond levels readily affordable to many low-income tenants. HUD may have allocated project-based rental assistance through Section 8 Loan Management Set-Aside (LMSA) to a Section 236 property to maintain the property's financial health. Some Section 236 properties received other forms of project-based rental assistance.

**SECTION 221(d)(3) BELOW MARKET INTEREST RATE (BMIR) PROGRAM** – This FHA program insured and subsidized mortgage loans to facilitate the new construction or substantial rehabilitation of multifamily rental or cooperative housing for low- and moderate-income families. This program no longer provides subsidies for new mortgage loans, but existing Section 221(d)(3), BMIR properties continue to operate under it.

Families living in Section 221 (d)(3) BMIR projects are considered subsidized because the reduced rents for these properties are made possible by subsidized mortgage interest rates. Some BMIR projects experienced escalating operating costs that have caused the BMIR rents to increase beyond levels that are affordable to low- and moderate-income tenants. When this occurs, HUD may allocate project-based rental assistance through a Section 8 Loan Management Set-Aside (LMSA) to these properties to decrease vacancies and improve the project's financial position.

**HOUSING COUNSELING ASSISTANCE PROGRAM** – The Housing Counseling Assistance program counsels consumers on seeking, renting, owning, financing, and maintaining a home. HUD provides counseling services through HUD-approved housing counseling agencies. Such agencies, as well as national, regional, or multi-state intermediaries, may apply for one-year grants through a notice of funding opportunity published by HUD.

**Table 3.1** contains information on the race and ethnicity of those participating in Housing Counseling Assistance Program during FY 2022.

**Table 3.1: Protected Characteristics of Households that Participated in HUD-Approved Housing Counseling Programs, FY 2022**

Protected Characteristic	% of Participants in FY 2022
<b>Race</b>	
American Indian or Alaska Native	0.8%
Asian	3.4%
Black or African American	37.3%
Native Hawaiian or Other Pacific Islander	0.4%
White	32.5%
More than One Race	8.7%
Chose not to respond	17%
<b>Ethnicity</b>	
Hispanic	17.5%
Not Hispanic	67.7%
Chose not to respond	14.9%
<b>Total Number of Households</b>	<b>931,192</b>

*Source: Aggregate Data from HUD Form 9902, FY 2022*  
Data current as of March 24, 2023

## **OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (CPD)**

### **COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)**

The Community Development Block Grant (CDBG) program works to develop viable urban and rural communities by expanding economic opportunities and improving the quality of life, principally for low-to moderate-income persons. The program provides annual grants to over 1,200 recipients, including large cities, urban counties, States, Puerto Rico, and the U.S. Territories. All cities and towns in the United States can potentially receive CDBG funding, either from HUD directly or through their respective state.

Communities utilize the funds for projects or activities initiated and developed at the local level based upon local needs, priorities, and benefits to the community. Activities range from planning, economic development, housing, public services, public facilities, utilities, and infrastructure; there are 28 eligible general activity types in total. Each eligible activity must also meet a National Objective of 1) benefiting low- and moderate-income persons, 2) eliminating slums or blighting conditions, or 3) addressing urgent needs for community health and safety.

**Table 3.2** contains information on the race and ethnicity of households that benefited from CDBG-funded owner-occupied housing rehabilitation, rental housing rehabilitation, and homeownership assistance in FY 2022. The number of households represents only those beneficiaries for which grantees have submitted data. Additional CDBG activities also had beneficiaries.



**Table 3.2: Protected Characteristics of Households of CDBG Funded Owner-Occupied Housing Rehabilitation, Rental Housing Rehabilitation, and Homeownership Assistance Programs, FY 2022**

Protected Characteristics	Owner-Occupied Housing Rehabilitation	Rental Housing Rehabilitation	Homeownership Assistance
<b>Total Number of Participants</b>	<b>49,136</b>	<b>11,827</b>	<b>2,634</b>
<b>Race*</b>			
White	48.4%	54.2%	49.2%
Black/African American	34.6%	28.1%	34.0%
Asian	2.1%	6.7%	5.7%
American Indian/Alaskan Native	0.5%	0.9%	0.8%
Native Hawaiian/Other Pacific Islander	0.2%	0.4%	0.3%
American Indian/Alaskan Native & White	0.1%	0.4%	0.3%
Asian & White	0.1%	0.1%	0.2%
Black/African American & White	0.4%	0.7%	1.2%
Amer. Indian/Alaskan Native & Black/African American	0.1%	0.2%	0.3%
Other multi-racial	13.5%	8.3%	8.1%
<b>Ethnicity*</b>			
Hispanic or Latino	12.9%	19.2%	14.9%
Not Hispanic or Latino	87.1%	80.8%	85.1%

**Source: Integrated Disbursement and Information System (IDIS)**

**Data current as of September 30, 2022**

**\*Note:** Percentages based on those households for which race/ethnicity data were actually reported.

## **CDBG-DISASTER RECOVERY ASSISTANCE (CDBG-DR)**

In response to Presidentially declared disasters, Congress may appropriate additional funding for CDBG grantees through CDBG-Disaster Recovery grants to rebuild the affected areas and start the recovery process. At least 70% of the funds must benefit low- and moderate-income persons. Funding may be used in housing, economic development, or community facilities and infrastructure. Furthermore, CDBG-DR recipients must describe how HUD funding will benefit vulnerable and protected populations, the homeless population, and historically underserved areas. HUD issues a funding notice for each appropriation to explain, in part, what the civil rights requirements are in the use of CDBG-DR funds. FHEO reviews the recipients' CDBG-DR Action Plans for compliance with civil rights related program requirements and the risk of violating nondiscrimination and equal opportunity authorities.



Since CDBG-Disaster Recovery assistance may fund a broad range of recovery activities, HUD can help communities and neighborhoods that otherwise might not recover due to limited resources. CDBG-Disaster Recovery grants often supplement disaster programs of the Federal Emergency Management Agency, the Small

Business Administration, and the U.S. Army Corps of Engineers.

**Table 3.3** contains information on the race and ethnicity of households that benefited from CDBG-DR in FY 2022.

**Table 3.3 Protected Characteristics of Housing Assistance Beneficiaries of CDBG-DR, FY 2022**

Protected Characteristics	Affordable rental housing	Construction of new housing	Homeownership assistance to low- and moderate-income	Rehabilitation/reconstruction of residential structures
<b>Race of Head of Household</b>				
American Indian/Alaskan Native	0%	1%	0%	0%
American Indian/Alaskan Native and Black/African American	0%	1%	0%	0%
American Indian/Alaskan Native and White	0%	0%	0%	0%
Asian	1%	1%	0%	4%
Asian and White	0%	0%	0%	0%
Black/African American	49%	45%	8%	29%
Black/African American and White	0%	1%	6%	4%
Native Hawaiian/Other Pacific Islander	0%	0%	0%	0%

**Table 3.3 Protected Characteristics of Housing Assistance Beneficiaries of CDBG-DR, FY 2022**

Other multi-racial	1%	1%	5%	9%
Unknown	10%	12%	1%	0%
White	39%	38%	80%	53%
<b>Ethnicity of Head of Household</b>				
Hispanic or Latino Head of Household	27%	2%	97%	66%
<b>Gender of Head of Household</b>				
Female Head of Households	37%	2%	56%	2%

*Source: Disaster Recovery Grant Reporting System (DRGR)*  
Data current as of December 17, 2022

#### **HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

HOPWA is authorized under the AIDS Housing Opportunity Act. Under the program, HUD provides grants to states, local governments, and nonprofit organizations to address the housing needs of low-income persons living with HIV/AIDS and their families. Funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; short-term payments to prevent homelessness; and coordination and delivery of support services.

**Table 3.4** provides data on the race, ethnicity, age, and sex of persons receiving assistance from HOPWA in FY 2022. The total represents only those beneficiaries for which grantees have submitted information to HUD.

**Table 3.4: Protected Characteristics of persons Provided with Assistance through HOPWA Formula and Competitive Grants, FY 2022**

Protected Characteristics	Formula Grant		Competitive Grant		Total Program	
	#	%	#	%	#	%

**Table 3.4: Protected Characteristics of persons Provided with Assistance through HOPWA Formula and Competitive Grants, FY 2022**

Number of Recipients of Housing Assistance (From Part 3)	43,016		2,919		45,935	
Breakdown of Individuals/Beneficiaries (Part 5/7)	(Numbers reported below may deviate from Part 3 due to Grantee Error)					
HIV/AIDS STATUS						
Persons with HIV/AIDS	43,424	70.9%	2,910	71.6%	46,334	70.9%
HIV+ Family Members	1,071	1.7%	112	2.8%	1,183	1.8%
Family Members who are not HIV+	16,765	27.4%	1,040	25.6%	17,805	27.3%
Total - All Individuals & Other Beneficiaries	61,260		4,062		65,322	
RACE						
Black or African American	34,928	57.1%	1652	41.0%	36,580	56.1%
White	20,733	33.9%	1878	46.6%	22,611	34.7%
American Indian or Alaska Native	347	0.6%	71	1.8%	418	0.6%
Asian	312	0.5%	57	1.4%	369	0.6%
Native Hawaiian or Other Pacific Islander	157	0.3%	18	0.4%	175	0.3%
Black or African American and White	562	0.9%	152	3.8%	714	1.1%
American Indian or Alaska Native and White	178	0.3%	25	0.6%	203	0.3%
American Indian or Alaska Native and Black or African American	73	0.1%	3	0.1%	76	0.1%
Asian and White	34	0.1%	5	0.1%	39	0.1%
Other Multi-Racial	3,898	6.4%	166	4.1%	4,064	6.2%
ETHNICITY						
Hispanic/Latino	11,779	19.2%	572	14.1%	12,351	18.9%
Non-Hispanic/Latino	49,481	80.8%	3,490	85.9%	52,971	81.1%
AGE						

**Table 3.4: Protected Characteristics of persons Provided with Assistance through HOPWA Formula and Competitive Grants, FY 2022**

Younger than 18	8,689	14.2%	574	14.1%	9,263	14.2%
18-30	8,434	13.8%	412	10.1%	8,846	13.5%
31-50	22,133	36.1%	1,338	32.9%	23,471	35.9%
51 or older	22,062	36.0%	1,744	42.9%	23,806	36.4%
<b>SEX/GENDER</b>						
Female	23,476	38.3%	1,396	34.3%	24,872	38.0%
Male	36,769	60.0%	2,587	63.6%	39,356	60.2%
Transgender Female	1,030	1.7%	81	2.0%	1,111	1.7%
Transgender Male	43	0.1%	4	0.1%	47	0.1%
<b>AREA MEDIAN INCOME</b>						
Extremely Low-Income (0-30% of Area Median Income)	33,210	76.7%	2,399	82.5%	35,609	77.1%
Very Low-Income (31% - 50% of Area Median Income)	6,423	14.8%	380	13.1%	6,803	14.7%
Low-Income (51% - 80% of Area Median Income)	3,661	8.5%	129	4.4%	3,790	8.2%

**Source: HOPWA Consolidated Annual Progress Evaluation Reports (Formula Grants) and Annual Progress Reports (Competitive Grants)**  
**Data current as of September 30, 2022**

\* NOTE: Data on the number of beneficiaries of HOPWA Competitive and Formula Projects in FY2021-2022 with corresponding demographic data comes in reports submitted on 201 of 209 grants. Percentages may not equal 100% due to rounding. Denominators may vary slightly for Race, Ethnicity, Age, and Gender due to Grantee reporting errors.

### **HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)**

HOME is authorized by the Cranston-Gonzalez National Affordable Housing Act to provide annual grants on a formula basis to states and units of general local governments to fund a wide range of activities designed to create affordable housing to low-income and very low-income families. State and local governments may use their HOME allocations to construct or rehabilitate affordable housing for sale or rental, rehabilitate eligible owner-occupied properties, provide financial assistance to first-time or other qualified

homebuyers, and provide tenant-based rental assistance.

**Table 3.5** provides data on the race, ethnicity, and familial status receiving assistance from HOME in FY 2022.

**Table 3.5: Protected Characteristics of Beneficiaries of the HOME Investment Partnership Program, FY 2022**

Race or Ethnicity	TBRA		Rental Units		Homebuyer		Homeowner Rehabilitation	
	2021	2022	2021	2022	2021	2022	2021	2022
White	55.30%	56.05%	48.07%	43.10%	49.48%	46.40%	63.67%	60.70%
Black or African American	33.16%	32.86%	40.40%	39.44%	38.04%	41.75%	31.25%	33.49%
American Indian or Alaska Native	1.64%	1.83%	0.92%	2.62%	0.60%	0.46%	0.65%	0.97%
Asian	1.89%	1.99%	2.16%	1.26%	3.13%	2.24%	0.81%	0.79%
Native Hawaiian or Other Pacific Islander	1.54%	1.22%	0.24%	1.63%	0.45%	0.40%	0.24%	0.04%
Black or African American and White	0.63%	0.60%	0.33%	0.94%	0.82%	0.84%	0.37%	0.44%
American Indian or Alaska Native and White	0.38%	0.30%	0.17%	0.78%	0.20%	0.13%	0.20%	0.40%
American Indian or Alaska Native and	0.11%	0.18%	0.27%	0.22%	0.12%	0.22%	0.16%	0.18%



**Table 3.5: Protected Characteristics of Beneficiaries of the HOME Investment Partnership Program, FY 2022**

<b>Race or Ethnicity</b>	<b>TBRA</b>		<b>Rental Units</b>		<b>Homebuyer</b>		<b>Homeowner Rehabilitation</b>	
Black or African American								
Asian and White	0.12%	0.14%	0.27%	0.08%	0.23%	0.22%	0.12%	0.13%
Other Multi-Racial	5.23%	4.83%	7.17%	9.93%	6.93%	7.33%	2.53%	2.86%
<b>Ethnicity</b>	<b>TBRA</b>		<b>Rental Units</b>		<b>Homebuyer</b>		<b>Homeowner Rehabilitation</b>	
Hispanic or Latino	15.32%	12.53%	17.66%	14.14%	20.86%	19.97%	12.19%	11.14%
Non-Hispanic or Latino	84.68%	87.47%	82.34%	85.86%	79.14%	80.03%	87.81%	88.86%
<b>Familial Status</b>	<b>TBRA</b>		<b>Rental Units</b>		<b>Homebuyer</b>		<b>Homeowner Rehabilitation</b>	
Families with Children	45.04%	45.17%	26.55%	19.81%	54.67%	56.52%	20.24%	19.72%
Total Assisted Households	18,653	13,173	7,067	7,492	5,972	4,517	2,461	2,272

**Source: Office of Affordable Housing Programs**  
**Data current as of September 30, 2022**

## **NEIGHBORHOOD STABILIZATION PROGRAM**

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The program aims to purchase and redevelop foreclosed and abandoned homes and residential properties.

**Table 3.6** contains information on the race and ethnicity of households that benefited from the NSP in FY 2022.

**Table 3.6: Protected Characteristics of Beneficiaries of NSP, FY 2022**

Protected Characteristics	Construction of New Housing	Homeownership Assistance to Low- and Moderate-Income	Rehabilitation/ Reconstruction of Residential Structures
<b>Total Number of Participants</b>	<b>110</b>	<b>27</b>	<b>371</b>
<b>Race</b>			
White	35.5%	33.3%	33.7%
Black/African American	48.1%	59.3%	65.2%
Asian	0.0%	0.0%	0.0%
American Indian/Alaskan Native	0.0%	0.0%	0.0%
Native Hawaiian/Other Pacific Islander	2.7%	0.0%	0.0%
American Indian/Alaskan Native and White	0.0%	0.0%	0.0%
Asian and White	0.0%	0.0%	0.0%
Black/African American and White	0.0%	0.0%	0.0%
American Indian/Alaskan Native and Black/African American	1.0%	0.0%	0.0%
Other multi-racial	5.4%	0.0%	0.0%
Unknown	7.3%	7.4%	1.1%

**Source: Disaster Recovery Grant Reporting System (DRGR)**  
**Data current as of September 30, 2022**

**NOTE:** N/A denotes data not available due to grantee anomalies in recording beneficiary data.

## CONTINUUM OF CARE PROGRAM

The Continuum of Care (CoC) program is designed to:

1. Promote community-wide commitment to the goal of ending homelessness.
2. Provide funding for efforts by nonprofit providers, states, and local governments to re-house homeless individuals and families rapidly while minimizing the trauma and dislocation caused to homeless individuals, families, and communities due to homelessness.
3. Promote access to and effective use of mainstream programs by homeless individuals and families.
4. Optimize self-sufficiency among individuals and families experiencing homelessness.

The CoC Program is the consolidation of two of HUD's former competitive homeless assistance grants programs: Supportive Housing Program and Shelter Plus Care. Some projects are operating with grants funded under these programs that have not yet been renewed under the CoC Program.

**Supportive Housing Program** – The Supportive Housing Program defrayed the costs of providing housing and supportive services for homeless persons. The Supportive Housing Program helped homeless persons achieve residential stability, increase their skill levels and/or income, and obtain greater self-determination.

**Shelter Plus Care Program** – The Shelter Plus Care Program provided rental assistance for homeless individuals with disabilities (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and AIDS and related diseases) and their families, in combination with supportive services.

## **EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM**

ESG is a formula grant program. Eligible recipients generally consist of metropolitan cities, urban counties, territories, and states, as defined in 24 CFR 576.2.

Metropolitan cities, urban counties, and territories may subgrant ESG funds to private nonprofit organizations. Metropolitan cities and urban counties may also subgrant ESG funds to public housing agencies and local redevelopment authorities.

State recipients must subgrant all their ESG funds (except for funds for administrative costs and, under certain conditions, HMIS costs) to units of general-purpose local government and/or private nonprofit organizations.

All recipients must consult with the Continuum(s) of Care operating within the jurisdiction in determining how to allocate ESG funds.

The ESG program provides funding for:

1. Essential services related to street outreach and emergency shelter for individuals and families experiencing homelessness.
2. Rehabilitation and conversion of buildings to be used as emergency shelters for individuals and families experiencing homelessness.
3. Operation of emergency shelters for individuals and families experiencing homelessness.
4. Short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness.
5. Housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness.
6. HMIS participation costs.

**Table 3.7** contains information on the race, ethnicity, and age of the CoC program participants in FY 2022. The table describes the demographics, including race, ethnicity, sex, and age, of people served in the Continuum of Care Program in FY 2022. The data is presented as a rate of people served by the respective categories reflecting the percentage of people in that category relative to all people served in the program.

**Table 3.7: Protected Characteristics of Participants in Homeless Assistance Continuum of Care Programs, FY 2022**

<b>Program Participant Characteristics</b>	<b>Percent of Participants*</b>
<b>Race of participants who entered the program</b>	
American Indian or Alaska Native	1.92%
Asian	0.86%
Black or African American	46.59%
Native Hawaiian or Other Pacific Islander	0.76%
White	43.63%
Multi-racial	5.65%
<b>Ethnicity of participants</b>	
Hispanic or Latino	84.26%
Not Hispanic or Latino	15.47%
<b>Sex of participants and other family members</b>	
Female	50.54%
Male	48.73%
Transgender	0.51%
Gender Non-conforming	0.15%
<b>Age of participants</b>	
Younger than 18	28.81%
18–61	59.93%
62 or Older	11.07%

**Source: SNAPs APR Data HMIS Reporting Repository**  
**Data current as of October 1, 2022**

**\* Note:** Percentages don't always sum to 100 percent because of data not collected or clients declining to provide the information

## **OFFICE OF PUBLIC AND INDIAN HOUSING (PIH) PROGRAMS**

**HOUSING CHOICE VOUCHERS** – The Housing Choice Voucher program is authorized by the U.S. Housing Act of 1937 to provide tenant-based rental subsidies to low-income families to help them afford decent, safe, and sanitary housing in the private market. The participant pays the difference between the subsidy and the rent charged by the landlord. Under certain circumstances, a participant may use his or her voucher assistance to purchase a home.

**PUBLIC HOUSING** – The Low-Rent Public Housing program is authorized by the U.S. Housing Act of 1937 to provide safe and decent rental housing for eligible low-income families, the elderly, and individuals with disabilities. Public housing comes in a variety of forms, from scattered-site single-family houses to high-rise apartments.

**SECTION 8 MODERATE REHABILITATION** – The Section 8 Moderate Rehabilitation program provides project-based rental assistance for low-income families. This program began in 1978 as an expansion of the rental certificate program after HUD determined that at least 2.7 million rental units had deficiencies requiring a moderate level of upgrading. The program was repealed in 1991, but assistance is provided to properties previously rehabilitated.

**Table 3.8** provides data on the race, ethnicity, age, sex, disability, and familial status of households receiving assistance from the Housing Choice Voucher, Public Housing, or Section 8 Moderate Rehabilitation programs in the 18 months ending on September 30th, the last day of the fiscal year. The data for race, ethnicity, age, and sex were provided for the head of household only, regardless of the composition of the household. The number of households represents only those beneficiaries that submitted data to HUD.

**Table 3.8: Protected Characteristics of Assisted Households in PIH Programs, for the 18 months, FY 2022**

	Moderate Rehabilitation (%)	Public Housing (%)	Tenant-based Vouchers (%)	All Programs (%)
<b>Total Households</b>	<b>18,919</b>	<b>815,139</b>	<b>2,322,104</b>	<b>3,156,162</b>
<b>Race of Head of Household</b>				
White Only	54.7	49.4	45.4	46.5

**Table 3.8: Protected Characteristics of Assisted Households in PIH Programs, for the 18 months, FY 2022**

Black or African American Only	41.2	45.5	48.5	47.7
American Indian or Alaskan Native Only	1.4	0.9	0.9	0.9
Asian Only	1.2	2.4	2.6	2.5
Native Hawaiian or Pacific Islander Only	0.7	0.6	0.7	0.7
Other Only	.	0	0.1	0
Multiple Race	0.7	1.2	1.9	1.7
<b>Ethnicity of Head of Household</b>				
Hispanic or Latino	30.1	25.1	18	19.9
Not Hispanic or Latino	69.9	74.9	82	80.1
<b>Age of Head of Household</b>				
Less than 31 years	9.9	13.5	8.6	9.9
Between 31 - 41	14.5	19	22.5	21.5
Between 42 - 51	14.8	13.8	17.9	16.8
Between 52 - 61	26.7	18.1	19.8	19.4
62 or more years	34.1	35.7	31.1	32.3
<b>Sex of Head of Household</b>				
Female	51.7	74.1	77.4	76.4
Male	48.3	25.9	22.6	23.6
<b>Disability</b>				
Households where any member has a disability	55.2	41.7	50.3	48.1
Households where a head, spouse or co-head is a person with a disability	54	38.5	45.5	43.7
<b>Families with Children</b>				
Households with Children	16.3	35.3	38.8	37.7

**Source: PIH Information Center (PIC)**  
**Data current as of September 30, 2022**



**Note:** *This data is based on the definition of disability included in form HUD-50058, which states: "A person with disabilities has one or more of the following: (a) a disability as defined in Section 223 of the Social Security Act, (b) a physical, mental, or emotional impairment which is expected to be of long-continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that such ability could be improved by more suitable housing conditions, or (c) a developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act. Note: Include persons who have the acquired immune deficiency syndrome (AIDS) or any condition that arises from the etiologic agent for AIDS."*

*This definition is not as expansive as the definition of disability under the federal civil rights laws. Under federal civil rights laws, an individual with a disability includes (1) an individual with a physical or mental impairment that substantially limits one or more major life activities; (2) an individual with a record of such impairment; or (3) individual who is regarded as having such an impairment.*



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