

NATIONAL PROPERTY MANAGEMENT COMPANY SETTLES HOUSING DISCRIMINATION COMPLAINT

DAYTON – Today, the Connecticut Fair Housing Center (CFHC), the Fair Housing Center of Central Indiana (FHCCI), and the Miami Valley Fair Housing Center (MVFHC) announce that they have settled a fair housing complaint against TGM Associates, a New York-based property management company that owns and operates apartment complexes throughout the United States.

In their complaint filed with the U.S. Department of Housing & Urban Development in November 2014, the groups alleged that TGM had engaged in systemic discrimination against families with children across five properties evaluated in three states by enforcing an occupancy policy of no more than two people per bedroom in each apartment, regardless of the unit's square footage or whether that unit has a den, office, loft, or other feature that could provide an additional bedroom or living area for a child.

"Resolution of this complaint will enhance housing opportunities available to families with children," said Amy Nelson, Executive Director of the Fair Housing Center of Central Indiana. "We appreciate TGM's attention to this matter and look forward to working with them in the future."

The complaint alleged that every apartment complex that was evaluated unlawfully refused to rent units to families with children. According to the complaint, overly restrictive occupancy standards impact the ability of families with children to find affordable, safe housing in neighborhoods of their choice.

The settlement represents the resolution of a systemic investigation that was conducted by CFHC, FHCCI, and MVFHC into the five TGM properties located in their respective states. The properties named in the complaint were TGM Waterford Commons in Manchester, Connecticut; TGM Avalon Lake, TGM Shadeland Station, and TGM Autumn Woods in Indianapolis, Indiana; and TGM Meadow View in Columbus, Ohio.

The U.S. Department of Housing & Urban Development did not make a determination as to the validity of the allegations and TGM denied the allegations and admitted no wrongdoing, but agreed to settle the claims by entering into a Conciliation Agreement with HUD and the private fair housing groups.

"Families with children need access to quality housing in a variety of locations. By agreeing to do away with its 2-person per bedroom rule, TGM has recognized the important role they play in providing that access," said Erin Kemple, Executive Director of the Connecticut Fair Housing Center.

"Where a family lives dictates the parents' access to employment, the children's access to good schools, and the family's access to grocery stores, healthcare, and other vital services," said Jim McCarthy, President and CEO of the Miami Valley Fair Housing Center. "And so we are very pleased that we were able to reach a resolution of our complaint and thus ensure equal housing opportunities for people throughout our region."