



**HUD MULTIFAMILY HOUSING TELECONFERENCE  
MARCH 18, 2020 CALL NOTES**

Lamar Seats, the MFH Deputy Assistant Secretary, began the call.

- Believes things are working well.
- Clarified that FHA single housing released a letter that solely pertains to single family homes

Jeff Little

- Most staff are teleworking and they are encouraging that, so 80-19% of staff are teleworking and are able to conduct core business functions
- Referred to CDC guidance – HUD is housing not healthcare

Office of Production

- They are committed to business as usual but are refining processes to accommodate telework – more online activities
- Are working with lenders in helpful discussions regarding their processes for closing deals
- Work closely with OGC (March 16, Compton's signature) to get deals closed on a telework basis
- Issued guidance last week and will continue to update
- Current task is updating policy on construction inspections and will issue FAQ next week
- Overriding objective is flexibility – want to process and close deals without putting people's health in jeopardy

Office of Asset Management

- Staff across the country are operating under business as usual posture, adapting to challenges as quickly as usual.
- Welcome continued questions and suggestions. There have been many and will be updating FAQs regularly
- Questions:

Visitors

CDC allows for restriction, but says unless mandated by federal, state, local or health rules, they should not restrict right to visitors in total  
Tenants who test positive or seem symptomatic  
Can maintenance staff other staff go in? – not good for staff to ask medical questions, but can ask a resident "is it safe to come in? Have you been out of the country? Do you have a fever?"

Tours - Need for social distancing – show units only after unit is vacated

What to do when there is a confirmed case at a property

Follow CDC guidelines and public health  
HUD is not issuing medical advice

Will there be emergency funds available?

Can access property accounts for COVID prep and response

Recertification interviews

Current guidance – can consider extenuating circumstances when resident cannot complete paperwork in person. It can be delayed up to 90 days

Subsidized tenants who experience reduction in income - what can be done?

Owners can process an interim recertification that will last for one month

Regular REAC inspections have been suspended, but can conduct if they believe residents are at risk

Not being required to conduct management reviews if residents are uncomfortable with outsiders in the building. Suspending MORs. But may issue guidance regarding less intensive approaches to reviews

Nationally declared emergency – RCS reviews are suspended

Financial statements – dealing with submission of audited financial statements, usually due at the end of March or April are extended for 30 days.

Jeff Little for Office of Capitalization

- Rental assistance demonstration – mostly can handle the documents online
- Willing to extend capital milestones on case by case basis
- RAD closings – working with OGC and partners to try to get closings done

Lamar Seats

- Continue to send questions, needs and concerns
- They want to support everyone in this challenging time but they are not a healthcare organization so housing buildings should rely on state and local health departments.