**Property Operations – Covid 19**

**Meeting date: Thursday March, 28th**

**Notes and follow up**

**Questions still needing feedback:**

**Potential questions for follow up meeting**

**(Let’s ask for responses, people can send directly to Richard for circulation.)**

* Are you operating your SRO’s differently at this point in time, ones that have resident participation (cleaning ,etc…)
* How are you screening residents to determine if it is safe or not to enter apartments for the emergency service requests? Can we legally ask residents if they are sick before we enter to fulfill a work order? Are there a fair housing ramification if we ask this?
* Can you provide examples of policies that companies are putting in place for employees who may not be able to attend work, either due to exposure to COVID 19 or cancellation of day care, etc…? Especially for employees who may not have paid time off balances.
* Has anyone experienced a building that was quarantined where there were several positive cases? How was that handled from a staffing perspective, as well as how did you support and communicate to residents?
* How are you managing the additional waste and recycling now that there is a Shelter in Place Order? Is anyone using a valet trash service?
* We are all so reliant on our internet connection right now. What issues are you experiencing with connectivity? What are you hearing from your residents and how are you dealing with those challenges?
* With mail order being so popular, how are organizations handling package/grocery deliveries to communities and residents?
* Has anyone adjusted the fresh air intake to the common areas of their community?
* If you are in the middle of selling a property what have you done to ensure the transaction completes?
* What process needs to take place to restart a suspended eviction order once the moratorium has been lifted?

**Resources:**

* [HUD Covid Updates](https://www.hud.gov/coronavirus)  <https://www.hud.gov/coronavirus>
* [FHA March 16 Updates](https://www.hud.gov/sites/dfiles/Housing/documents/MF_Corona_QA_FINAL_3-12-20.pdf) <https://www.hud.gov/sites/dfiles/Housing/documents/MF_Corona_QA_FINAL_3-12-20.pdf>
* [Edge2Learn](https://www.edge2learn.com/course-library/covid-19/) <https://www.edge2learn.com/course-library/covid-19/>
* [CHAPA](https://www.chapa.org/housing-news/covid-19-affordable-housing-updates) <https://www.chapa.org/housing-news/covid-19-affordable-housing-updates>
* [NAHMA](https://www.nahma.org/coronavirus-information-and-resources/) <https://www.nahma.org/coronavirus-information-and-resources/>

**Policy Updates-Stimulus Highlights**

* **Tenant-Based Rental Assistance – $1.25 billion.** These funds will preserve Section 8 voucher rental assistance for seniors, the disabled and low-income working families, who will experience loss of income from the coronavirus.
* **Public Housing Operating Fund – $685 million.** These funds will provide Public Housing Agencies with additional operating assistance to make up for reduced tenant rent payments, as well as to help contain the spread of coronavirus in public housing properties.
* **Project-Based Rental Assistance – $1 billion.** This additional funding will make up for reduced tenant payments because of coronavirus. Preserving this critical housing assistance will prevent low-income families and individuals from being at risk of homelessness.
* **Section 202 Housing for the Elderly – $50 million.** These funds will maintain housing stability and services for low-income seniors. Seniors are particularly at risk from the coronavirus. Seniors, the disabled and low-income working families, who will experience loss of income from the coronavirus.
* **Section 4022. Foreclosure Moratorium and Consumer Right to Request Forbearance.** Prohibits foreclosures on all federally-backed mortgage loans for a 60-day period beginning on March 18, 2020. Provides up to 180 days of forbearance for borrowers of a federally-backed mortgage loan who have experienced a financial hardship related to the COVID-19 emergency. Applicable mortgages included those purchased by Fannie Mae and Freddie Mac, insured by HUD, VA, or USDA, or directly made by USDA. The authority provided under this section terminates on the earlier of the termination date of the national emergency concerning the coronavirus or December 31, 2020.
* **Section 4023. Forbearance of Residential Mortgage Loan Payments for Multifamily Properties with Federally Backed Loans.**   Provides up to 90 days of forbearance for multifamily borrowers with a federally backed multifamily mortgage loan who have experienced a financial hardship. Borrowers receiving forbearance may not evict or charge late fees to tenants for the duration of the forbearance period. Applicable mortgages include loans to real property designed for 5 or more families that are purchased, insured, or assisted by Fannie Mae, Freddie Mac, or HUD. The authority provided under this section terminates on the earlier of the termination date of the national emergency concerning the coronavirus or December 31, 2020.
* **Section 4024. Temporary Moratorium on Eviction Filings.**  For 120 days beginning on the date of enactment, landlords are prohibited from initiating legal action to recover possession of a rental unit or to charge fees, penalties, or other charges to the tenant related to such nonpayment of rent where the landlord’s mortgage on that property is insured, guaranteed, supplemented, protected, or assisted in any way by HUD, Fannie Mae, Freddie Mac, the rural housing voucher program, or the Violence Against Women Act of 1994.