

**NEW GUIDANCE: COVID-19 Joint PIH-MFH memo and MFH Q&A**

Dear Multifamily stakeholders:

Attached please find a memo from our office and the Office of Public and Indian Housing, that addresses the suspension of REAC inspections and other programmatic information in light of COVID-19. We have also updated the Q&A for COVID-19 as of 8:15 p.m. tonight. This updated version is now posted to the [Multifamily website](#) along with the attached memo. Please send your questions to [MFCommunications@hud.gov](mailto:MFCommunications@hud.gov).

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

March 12, 2020

Dear Executive Directors, Tribal Leaders, and Multifamily Property Owners,

News regarding the Coronavirus (or “COVID-19”) in the United States have spurred many questions within the affordable housing industry about steps that housing providers can take to mitigate the spread of infection. Although the risk of infection and serious illness for Americans remains low, all agencies are working aggressively to monitor this evolving situation. The Department recognizes the concerns raised and is providing updated information to its partners as it becomes available.

During this time, we encourage you to be proactive and refer to official government channels of information, including your state, local, or Tribal health departments. The Centers for Disease Control and Prevention (CDC) continues to provide updates and insight from medical professionals. Click [HERE](#) for the latest updates, including guidance for communities and businesses that is also relevant to housing providers. Through communication and planning, multifamily property owners, property managers, public housing authorities (PHAs), Tribes, and Tribally Designated Housing Entities (TDHEs) can prepare staff and residents for potential impacts. For more specific concerns about local public health information, please reach out to your state, local, or Tribal health department.

In addition to the general information from CDC, HUD’s Office of Public and Indian Housing (PIH), the Office of Housing, which includes the Office of Multifamily Housing, will periodically update its published Frequently Asked Questions (FAQs) to support PHAs, Tribes, TDHEs, and Owners of Multifamily properties as they consider the needs within their communities. Click [HERE](#) for the latest update on PIH’s FAQs website. Click [HERE](#) for the latest Multifamily Housing FAQ document update.

PIH and Housing have heard from many of you regarding Real Estate Assessment Center (REAC) inspections and funding. REAC inspections have been postponed until further notice, and additional information is included in the FAQs. Where there is an exigent circumstance or reason to believe that there is a threat to life or property at a specific location, inspections will be conducted by HUD quality assurance inspectors. HUD staff is working diligently to ensure all housing assistance payments, operations funding, and various other funding streams continue to be obligated in the event of a prolonged telework situation. Our FAQs address various flexibilities provided to PHAs, Tribes, and TDHEs, and Multifamily owners and ways PHAs and Multifamily owners can provide relief to residents affected by COVID-19. It is our intent to ensure our stakeholders and residents experience no lapse in service and continue to live in safe, decent, and healthy homes.

Finally, in order to address more specific programmatic questions that PHAs, Tribes, TDHEs, or multifamily property owners may have, HUD has created an e-mail address where such questions can be sent. For PIH program questions that are not answered by the FAQs, please e-mail [PIH-COVID@hud.gov](mailto:PIH-COVID@hud.gov). For Multifamily Housing program questions that are not answered by the FAQs, please e-mail [MFCcommunications@hud.gov](mailto:MFCcommunications@hud.gov). HUD's Offices of Public and Indian Housing and Multifamily Housing will continue to provide periodic updates to all stakeholders.

We appreciate your diligent support as we seek to protect the health and safety of the most vulnerable among us.

Sincerely,



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R. Hunter Kurtz  
Assistant Secretary for  
Public and Indian Housing



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C. Lamar Seats  
Deputy Assistant Secretary  
for Multifamily Housing