



Multifamily Management During COVID-19 HUD-Section 8



CARES ACT

CARES ACT-Effective March 27, 2020

Applicable to all HUD Multifamily Assisted Properties including both FHA-insured and non-insured

- Moratorium on evictions for nonpayment of rent and on charging fees or penalties related to nonpayment of rent
- Can still evict for issues related to VAWA
- Tenants can get Covid-19 related questions answered in the brochure Addressing Tenant Concerns at this link:
https://www.hud.gov/sites/dfiles/Housing/documents/MF_Tenant_Concerns_COVID-19_Brochure.pdf



RECERTIFICATIONS

Recertification Requirements

- Recertifications must still be completed timely
- Economic Impact Payments are not included as tenant income
- Regular unemployment is included as income
- \$600 additional per week unemployment is not included as income



Recertification: Requirements

Recertification Requirements

- Tenants can provide documents by email, however every required “original” document sent electronically will have to be collected at a later date
- Tenants that have lost jobs can self-certify if no other way to verify-Explanation must be put in file as to why there is no third-party verification



Recertification: Signatures

Signature Requirements

- Typed signatures are not acceptable
- Alternate signatures such as copies or images of signatures sent by email, fax, or other electronic method-

****HUD WILL REQUIRE ORIGINAL OR “WET”
SIGNATURES BE OBTAINED ON A LATER DATE**



Property Maintenance and Inspections

Maintenance

- All emergency work orders are to be completed
- Maintenance can ask tenant if it is safe to enter
- Non-essential repairs made on unit-by-unit basis
- Properties should contact their local health guidance for units with health and safety issues where they don't feel safe entering the unit



Property/Unit Inspections

Property and Unit Inspections

- Currently all REAC and MOR inspections are on hold
- Updates will be posted to Covid-19FAQ's on our website at:
<https://www.wheda.com/about-wheda/press-room/stakeholder-statements/covid-19-update>



Tenants and Covid-19

What should a tenant do if they believe they have COVID-19?

- Contact Disease Control and Prevention.
<https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/steps-when-sick.html>

How can a tenant can protect themselves from COVID-19, where can I find guidance on this?

- The best way to prevent illness is to avoid being exposed.
[Learn more on how people can protect themselves.](#)

Should I notify tenants of a COVID-19 case in my building?

- Promote social distancing
- Post general notice
- Do Not identify the tenant



WHEDA IS OPEN FOR BUSINESS!

For assistance please contact your Housing Management Officer (HMO)

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QUESTIONS?



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THANK YOU!



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