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GENERAL NEWS

HUD Posts Flyer and FAQs on REAC Inspections During COVID-19

On the Real Estate Assessment Center ([REAC](#)) webpage, the Department of Housing and Urban Development ([HUD](#)) has posted a [flyer](#) addressing questions and concerns about proceeding with REAC inspections during the COVID-19 outbreak. The document outlines the rights and obligations of residents, owners, and agents when a REAC inspection is scheduled and details the postponement/adjustment process.

As the flyer states, HUD initiated a return to inspection operations in June 2021. The department worked closely with the Centers for Disease Control and Prevention ([CDC](#)) and stakeholders to develop and implement a flexible protocol with controls and parameters in place to adjust and respond to COVID-19 related constraints. The protocols include a 28-day notification period to property management before an inspection to provide more preparation time. Residents have the right to decline to have their unit inspected as part of a REAC inspection if they are not comfortable with the inspector entering their home. In this case, an alternative unit will be selected for inspection.

Additionally, HUD posted a [document](#) clarifying some frequently asked questions regarding how to inform HUD of COVID-19 cases at properties, how to request a deferral, and what criteria HUD uses in determining whether to grant a deferral.

Treasury Posts New ERAP Resources

Yesterday the U.S. Department of Treasury ([Treasury](#)) posted the following resources to the Emergency Rental Assistance Program ([ERAP](#)) website:

- [Quarterly data on the demographics of ERA recipients in 2021](#)
- [Monthly ERA spending through December 31, 2021](#)

You can find more ERA resources on the [ERAP website](#).

HUD Announces Assistance for Nebraska and Iowa Disaster Survivors

In two press releases yesterday, HUD announced the implementation of federal disaster assistance to supplement state and local recovery efforts in the areas of [Nebraska](#) and [Iowa](#) affected by severe storms, straight-line winds, and tornadoes on December 15, 2022.

Two presidential major [disaster declarations](#) issued on February 23, 2022, allow HUD to offer assistance to state, tribal, and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of damaged facilities in impacted counties. Effective immediately, for both states, the Department will:

- Grant a [90-day moratorium](#) on foreclosures of FHA-insured homes
- Make mortgage insurance available under [HUD's Section 203\(h\)](#) program
- Make insurance available for both mortgages and home rehabilitation under [HUD's Section 203\(k\) program](#)
- Make [information on housing providers](#) and HUD programs available
- Provide flexibility to Community Planning and Development Grantees, which can apply for needed administrative flexibility in response to natural disasters. For more information on applying for a waiver or suspension of program requirements, [contact](#) your local CPD program office.
- Provide flexibility to PHAs, which can apply for needed waivers and flexibilities for disaster relief and recovery. To find detailed information on applying for a waiver, click [here](#) for the latest *Federal Register* disaster relief notice. The Department also released Notice [PIH 2021-34](#), which advises the public of HUD's expedited process for waivers and flexibilities from HUD regulatory and administrative requirements for various public housing and voucher programs.
- Provide administrative flexibility to tribes and their tribally designated housing entities
- Ensure [HUD-approved housing counseling agencies](#) are ready to assist
- Assist with housing discrimination

Federal funding, provided by FEMA, is also available on a cost-sharing basis for hazard mitigation measures in both states. Click [here](#) for more information about disaster resources.



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