



April 26, 2021

GENERAL NEWS

HUD to Resume Physical Inspections in June

In a [press release](#) last Friday, the Department of Housing and Urban Development ([HUD](#)) announced that it will substantially increase housing inspections through its Real Estate Assessment Center ([REAC](#)) beginning on June 1, 2021. Within a few days, HUD will formally notify properties to begin scheduling inspections.

On April 23, HUD sent a [letter](#) to PHAs, multifamily housing owners and property managers notifying that REAC will conduct inspections using protocols informed by the Centers for Disease Control and Prevention's ([CDC](#)) guidance that will help ensure safety and minimize the risk of COVID-19 transmission among residents, inspectors, and property staff. HUD will also provide properties with additional advance notice to give PHAs, owners, and property managers adequate time to prepare. The letter also states that for the Housing Choice Voucher ([HCV](#)) program, HUD will extend current alternative requirements (Notice [PIH 2020-33](#)) around housing quality standards inspections for properties and units under this program.

According to the press release, HUD, in collaboration with the CDC, will implement additional protocols and associated safety measures, including:

- Inspection of high priority/risk properties for both the public housing and multifamily portfolios before other properties
- Evaluation of known property-specific health conditions prior to the inspection
- Regular COVID-19 testing of inspectors and efforts to facilitate the vaccination of inspectors
- Travel and quarantine guidelines for inspectors
- Detailed operational protocols for inspectors pre-inspection, during the inspection, and post-inspection reviewed by the CDC
- Ability for residents to opt-out of unit inspections when inspectors arrive on-site

Additionally, under the CARES Act, PHAs and Multifamily property owners/agents may purchase and make available to residents personal protective equipment (PPE), which HUD strongly encourages prior to an inspection.



For help with your PIH Alert subscription, email [Laurie Durrett](#). For questions and comments on content, email [Olga Vélez](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).



Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100

[Unsubscribe](#) [Manage preferences](#)