



April 28, 2021

PH PROGRAM NEWS

REAC Updates Inspector Notice on COVID-19 Protocol

Yesterday HUD’s Real Estate Assessment Center (REAC) issued [Inspector Notice 2021-01](#) to define the guidance for COVID-19 related inspection requirements for the Uniform Physical Condition Standards (UPCS) and for the National Standards for the Physical Inspection of Real Estate (NSPIRE) Demonstration and related NSPIRE inspections. The notice supersedes [Inspector Notice 2020-01](#), issued on September 29, 2020.

According to the notice, effective June 1, 2021, REAC will expand its inspections in support of the prioritized backlog of inspections. REAC inspectors will follow the Centers for Disease Control and Prevention’s ([CDC](#)) recommended guidance for travel, social distancing, the use of hand sanitizer, and the wearing of appropriate personal protective equipment (PPE) throughout an inspection.

The notice lists the procedures that inspectors must follow pre-inspection, during the inspection period, and after the inspection, including the following, among others:

- REAC will advise the property at least 28 days prior to their inspection. In addition, the REAC inspector will call and provide written notification to the PHA and/or property owner agent (POA) 14 days prior to the inspection date.
- Prior to the inspection, the REAC inspector will ask if there are any known COVID-19 cases on the property.
- REAC inspectors are required to inspect properties that are deemed as priority inspections by HUD until further notice.
- REAC inspectors will follow CDC’s recommendations on domestic travel during COVID-19 for both not vaccinated and fully vaccinated persons.
- PPE is required to be worn throughout all phases of the inspection process (e.g., face masks and gloves) even if local requirements are less stringent. For property inspections with an elderly population, a face shield is also required.
- Before entering each unit for inspection, the REAC inspector should clean the inspection tools (e.g., data collection device, measuring device, or flashlight).
- A REAC inspector should maintain social distancing throughout the entire inspection. In units, this requirement limits the number of escorts to one PHA or POA member.
- If a resident refuses to participate in the inspection, the REAC inspector should mark the unit as uninspectable and proceed to an alternate unit.
- If the inspection occurs over more than one day, inspectors should reconfirm with the PHA or POA at the start of each day that there have been no new COVID19 cases.
- REAC is retaining the 30-day COVID-19 testing requirement for unvaccinated REAC inspectors as defined in the previous inspector notice.
- REAC will conform to the CDC guidelines in its inspection protocol and waive the testing requirement for COVID-19 for fully vaccinated persons prior to and after travel, and prior to conducting physical inspections.
- An unvaccinated inspector should maintain proof of their latest test result and may be required to show proof that he fulfilled HUD’s testing requirement the day of an inspection.
- If required by the POA, all REAC inspectors should submit to an on-site temperature check.

You can find the [notice](#) and other resources, including the [REAC Updated FAQs for Inspection](#) and the [Property & Unit Inspections Information for Residents](#) flyer on the [REAC webpage](#).

PIH Posts Explanation of May and June Obligations

HUD’s Office of Public and Indian Housing (PIH) has [posted a document](#) explaining public housing operating fund obligations for May and June 2021. According to the document, May and June obligations are based on the interim eligibility determined after processing the 2021 operating subsidy forms. All operating subsidy obligations are cumulative, meaning that public housing projects are provided funding in the amount of six twelfths of prorated eligibility.

For the May and June funding, the Department considered 2021 interim eligibility to provide an interim proration level of approximately 96.29%. The final proration will reflect the difference in the amount of the actual eligibility for final approved PHA subsidy requests and the Appropriation Act. HUD plans to make this round of funding available through eLOCCS no later than May 1, 2021. The next round of funding is expected to be available in eLOCCS no later than July 1, 2021.

PIH Posts List of RAD Transfers

The Department of Housing and Urban Development (HUD) has posted the [list](#) of 2021 Rental Assistance Demonstration (RAD) transfers to the CY 2021 [operating fund grant processing page](#). The document lists the obligation and max RAD transfer amounts for January and February, and March and April, by PHA code. The document also lists the physical development, application number, removal action date, number of RAD units removed, standing ACC units, and the cumulative percent. (Note that the file name has the updated date, and it contains updated information, however, the columns still say 2020.) You’ll find a [link](#) to the document and other operating fund grant processing resources on [this page](#) at the [Operating Fund website](#).

HUD Awards \$28 Million to Help PH Residents Find Higher Paying Jobs

In a [press release](#) yesterday, HUD announced that it has awarded \$28 million to 12 public housing authorities to help families increase their earned income and improve their economic mobility through the [Jobs Plus Initiative](#). The goal of the Jobs Plus program is to support work readiness and connect public housing residents with employment, education, and financial empowerment services.

The Jobs Plus program requires PHAs to partner locally with Department of Labor Workforce Development Boards, American Jobs Centers, and community partners, providing wrap-around supportive services to improve employment and earnings outcomes essential to changing the economic prospects of public housing residents. Click [here](#) for a description of the programs funded under this year’s awards.

GENERAL NEWS

HUD Opens Applications for Veteran Housing Rehab Grants

Yesterday on [Grants.gov](#), HUD [announced](#) that it is making available up to \$9,445,988 in funding for the Veterans Housing Rehabilitation and Modification Pilot Program (VHRMP). Through the VHRM program, the funds are awarded to nonprofit organizations and may be used to rehabilitate and modify the primary residence of veterans who are low-income and living with disabilities or to provide grantees’ affiliates with technical, administrative, and training support in connection with those services. Grants will be competitively awarded up to \$1 million each to selected applicants.

The application deadline date is **July 30, 2021**. More information on the VHRM [NOFA](#) can be found on [this page](#) at HUD’s [Funding Opportunities](#) website.

HUD Publishes 2021 Fair Housing Initiative Program NOFAs

Yesterday HUD posted at [Grants.gov](#) two announcements regarding notices of funding availability (NOFAs) for the 2021 Fair Housing Initiative Program ([FHIP](#)). Applicants must apply under the correct NOFA to be considered for funding. The deadline for applications under the two NOFAs is **June 14, 2021**. The two funding opportunities and estimated amounts available are:

- [Education and Outreach](#) (\$7,223,649)
- [Fair Housing Organizations](#) (\$2,250,000)

The NOFAs are available [here](#) and [here](#) on HUD’s [Funding Opportunities](#) page.



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