

More Talk about the Coronavirus (COVID-19)

March 19, 2020

REAC & MOR news *Temporary Suspension*

HUD issued a memo March 12, 2020 stating they have temporarily suspended upcoming REAC & MORs until further notice. IHFA also issued a memo the same day temporarily suspending all Tax Credit inspections in an attempt to model social distancing and prevent the spread of the coronavirus.

MOR scheduling notices will continue to go out but will include the following verbiage: "due to the coronavirus pandemic, the MOR may be delayed or rescheduled."

Please take a moment to review HUD memos listed below as well as some helpful information regarding the Coronavirus and its impact on the residents of Idaho.

Memo:

https://www.hud.gov/sites/dfiles/Housing/documents/pih_multifamily_covid_FINAL_03_13_2020.pdf

Q&A

https://www.hud.gov/sites/dfiles/Housing/documents/MF_Corona_Q_A_FINAL_3-16-20.pdf

Local News:

<https://www.idahostatesman.com/news/coronavirus/article241231246.html>

More on the Coronavirus:

<https://www.usatoday.com/in-depth/news/2020/03/13/what-coronavirus-does-body-covid-19-infection-process-symptoms/5009057002/>

Questions? Contact us!

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What can you do?

According to [Whitehouse.gov](https://www.whitehouse.gov) you can reduce your risk of infection if you:

1. Listen to and follow the directions of your **state and local authorities**.
2. **If you feel sick, stay home**. Do not go to work. Contact your medical provider.
3. **If your children are sick**, keep them at home. Contact your medical provider.
4. If someone in your household has **tested positive for the Coronavirus**, keep the entire household at home.
5. **If you are an older American**, stay home and away from other people.
6. If you are a person with a **serious underlying health condition**—such as a significant heart or lung problem—stay home and away from other people.

New REAC QAI (Quality Assurance Inspection)

What is QAI?

Effective February 3, 2020, REAC will be implementing a new process called: [Quality Assurance Inspections \(QAI\)](#).

According to Ross Business Development QAI is a re-inspection of a property that has recently participated in a REAC Inspection. The QAI is generally conducted within two to five business days after the REAC Inspection and is meant to assess the REAC Inspector's performance using the same inspection protocol and same unit sample.

HUD says, "The Quality Assurance (QA) reviews ensure that the inspector conducts the inspection of a HUD-insured or assisted property in accordance with the UPCS inspection protocol and that the results of the inspection are accurate and represent the physical condition of the property. QA reviews may be conducted at any time, including during the course of an inspection, after an inspection has been completed, or as a separate analysis independent of an inspection."

Please keep in mind that the QA inspector will not have access to the original REAC inspection. Therefore the QA Inspector may have some questions regarding the REAC inspection, findings and needed repairs.

There is no new procedure for REAC Inspection scoring. After the QAI, the property may receive either:

- The original REAC inspection report and score generated by the original REAC Inspector
- If the original REAC Inspector was found to be "out of standard", then
 - The Quality Assurance Inspection Report and its score will be released; or
 - The inspection can be excluded and another inspection ordered.

New Resident Notice Requirements

When providing resident notices, you will need to include the statement listed below:

"Please notify your residents that for up to 5 days past the completion of the inspection a Quality Assurance inspection may be performed, requiring re-entry of a Quality Assurance inspector to the same units inspected on the original inspection."

Ross Business Development suggested using the following verbiage to your REAC Inspection Notice:

If your unit is selected for inspection during the REAC Inspection, your unit may be subject to a second inspection that will occur within five days of the original REAC Inspection. This is part of HUD's Quality Control efforts.

*Properties are randomly selected for HUD's Quality Control inspections. If this property is selected for a HUD Quality Control inspection, we will do our best to provide you with as much advance notice as possible, however we are limited by the notice provided by HUD. (www.RBDNow.com) **If you have not signed up for Mary Ross's HUD Blasts, please do so! They are very helpful and informative.***

If you or your residents have additional information regarding the new QAI process, please feel free to reach out to IHFA.

Common MOR findings:

1. No Owners Notice No.1- https://www.hud.gov/sites/documents/DOC_35683.PDF
2. Annual Inspections are not being consistently documents and placed in tenant's files.
3. Reminder notices are missing from the tenant files
4. Lease is not for 1 full year