

# Atkins Consulting Professionals

BBI Managers Meeting

**Amanda K. Atkins**

**July 21, 2020**

# About ACP



- Atkins Consulting Professionals LLC was created in 2009, owned and managed by Amanda K. Atkins.
- Areas of specialties include training, resident file audits for HUD subsidized and similar properties, leasing & occupancy compliance work, policy compliance, procedural support, workplace health, and environmental consulting.
- Provide keynote speaking, HUD training, compliance-based sessions, fair housing, environmental initiatives, senior sensitivity, and other related topics.

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# Managers Meeting Agenda

- COVID-19 Updates
  - Updated Brochures
  - Q&A from May 21, 2020
- 2020 Housing Notices, Memos, & Emails
  - Eviction Notice
  - Census Income Exclusion
  - Electronic Signatures
- Fair Housing During COVID-19
  - Service Animals
  - Mask Policies
  - Posting political messages, religious messages, negative press, protests and violence
- Policy Changes
  - FAST Act and other options
  - TSP and other documents
- Honorable Mentions
  - Income Limits
  - MORs are returning
  - What's up with REAC?
  - Special Claims
  - Residual Receipts
  - Mental Health Check-In

HOW ARE

YOU DOING?



# Covid-19 Resources for Our Industry

## **HUD COVID-19 Resources and Fact Sheets**

<https://www.hud.gov/coronavirus>

## **Addressing Tenant Concerns Brochure**

[https://www.hud.gov/sites/dfiles/Housing/documents/MF\\_Tenant\\_Concerns\\_COVID-19\\_Brochure.pdf](https://www.hud.gov/sites/dfiles/Housing/documents/MF_Tenant_Concerns_COVID-19_Brochure.pdf)

## **Promoting Housing Stability During the Covid-19 National Emergency**

[https://www.hud.gov/sites/dfiles/Housing/documents/MF\\_Tenant\\_Concerns\\_COVID-19\\_Brochure.pdf](https://www.hud.gov/sites/dfiles/Housing/documents/MF_Tenant_Concerns_COVID-19_Brochure.pdf)

# Covid-19 Resources for Our Industry

## **CARES Act Info for Property Managers**

<https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/cares-act-information-hud-multifamily-properties>

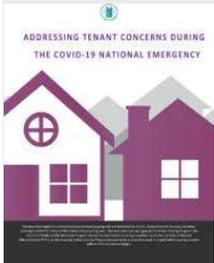
## **Consumer Finance Group - Mortgage & Housing Assistance**

<https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance>

## **National Housing Law Project Resource List**

<https://www.nhlp.org/campaign/protecting-renter-and-homeowner-rights-during-our-national-health-crisis-2/>

# Addressing Tenant Concerns Brochure



- A resource brochure for residents and families living in multifamily properties.
- Addresses which steps residents can take in case of lost income during the COVID-19 national emergency, provides local contact information, and explains the eviction moratorium in the CARES Act.
- Should distribute this information widely by sending the brochure directly to residents via email, and posting it in public areas of apartment buildings.

# Promoting Housing Stability During the Covid-19 National Emergency Brochure



- Released July 2020; applies to assisted and insured housing programs administered by the U.S. Department of Housing and Urban Development (HUD), Office of Multifamily Housing Programs.
- Explains that evictions for non-payment of rent have been suspended for 120 days, from March 27, 2020 to July 24, 2020.
- HUD goes on to explain that the federal eviction moratorium does NOT affect:
  - Evictions that were filed before the moratorium started or that are filed after it ends.
  - Cases where the eviction is based on reasons other than non-payment of rent or non-payment of other fees or charges.

Promoting  
Housing  
Stability During  
the Covid-19  
National  
Emergency  
Brochure  
Continued

- The brochure also discusses how The CARES Act extends the moratorium on evictions for all FHA-insured or HUD-held mortgages while under forbearance (meaning debt service payments are currently not being collected by the lender).
- Owners of multifamily properties that are under mortgage forbearance after July 24, 2020, cannot take the following actions during their forbearance:
  - Evict a tenant solely for non-payment of rent or other fees or charges
  - Charge any late fees, penalties, or other charges to a tenant for late payment of rent
  - Issue a notice to vacate prior to the expiration of the forbearance

Promoting  
Housing  
Stability During  
the Covid-19  
National  
Emergency  
Brochure  
Continued

- Once the forbearance has expired, the owner may not require a tenant to vacate a dwelling unit until a 30 Day notice to vacate has been provided in compliance with HH 4350.3 Chapter 8.

Questions &  
Answers for  
Office of  
Multifamily  
Housing  
Stakeholders –  
May 21, 2020

- See document for details.

## CARES Act Info for Property Managers

- Information about CARES Act eviction moratorium for tenants, owners, and agents of FHA-insured Multifamily properties and HUD Multifamily-assisted properties.
- **<https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/cares-act-information-hud-multifamily-properties>**

# Fair Housing Assistance Program (FHAP) COVID- 19 Funds

- HUD funding Fair Housing Assistance Program (FHAP) agencies in New York, Louisiana, Rhode Island, Iowa, Pennsylvania, Massachusetts, California, Texas, Indiana, Florida, Nebraska, Hawaii, South Carolina, Maryland, Michigan, Connecticut, and New Jersey to support activities related to COVID-19.
- <https://www.hud.gov/sites/dfiles/Main/documents/FHAP-COVID-19-Funds.pdf>

# COVID-19 Related Property Expense Reimbursement

- A draft HUD form is circulating in the industry, which owners will be required to submit in order to receive reimbursement for COVID related property expenses.
- HUD is going to be issuing a Notice very soon with instructions on how to apply for the funding and what is covered.
- Reimbursable costs are likely to include cleaning and sanitation, PPE, IT costs and additional staff expenses.
- Jump on the money when it is available!!

**HANG IN THERE AND ...**

**DON'T FORGET YOU'RE  
AWESOME!**

makeameme.org

# Housing Notices, Memos, & Emails

- Housing Notices
  - 2020-07: Coronavirus Aid, Relief, and Economic Security (CARES) Act Eviction Moratorium
  - 2020-06: Exclusion from Annual Income of Temporary Employment from the U.S. Census Bureau
  - 2020-04: Electronic Signature, Transmission and Storage - Guidance for Multifamily Assisted Housing Industry Partners
- Housing Memos
- RHIIP ListServ

# Housing Notice 2020-07: Eviction Moratorium

- HUD's policies and procedures regarding the eviction relief provided to tenants of certain multifamily properties under the Coronavirus Aid, Relief, and Economic Security (CARES) Act signed into law on March 27, 2020.
- Specifically, this Notice extends the moratorium on evictions for all HUD-insured or HUD-held mortgages while under forbearance and also provides guidance on tenant protections for multifamily properties not subject to forbearance and those with HUD-assisted units.
- Until rescinded or amended this will be Multifamily Housing's procedures for the duration of the national emergency declared by the President on March 13, 2020.

Housing  
Notice  
2020-07  
Continued

- Section 4024 of the CARES Act states that during the 120-day period beginning on the date of enactment of the CARES Act, the lessor of certain multifamily properties under Section 4024 of the CARES Act may not:
  - (1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or
  - (2) charge fees, penalties, or other charges to the tenant related to nonpayment of rent.

Housing  
Notice  
2020-07  
Continued

- In addition, the lessor of a covered dwelling unit—
  - (1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate; and
  - (2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b) on the Notice.

# Housing Notice 2020-07 Continued

- An owner or agent of a multifamily property covered by the CARES Act may only charge fees and penalties during the eviction moratorium if the charge is wholly unrelated to a tenant's nonpayment of rent.
- To see if your property is covered under the CARES Act, use the following search tool:
  - [https://www.hud.gov/program\\_offices/housing/mfh/hsgrent/mfhpropertysearch](https://www.hud.gov/program_offices/housing/mfh/hsgrent/mfhpropertysearch)

# Housing Notice 2020-06

- This Notice is a reminder to owner/agents that, pursuant to Section 24 CFR §5.609(c)(9), any temporary income received from the U.S. Census Bureau is excluded from annual income.
  - Housing Notice 09-16
- Temporary (in this case) is defined as employment lasting no longer than 180 days per year and not culminating in permanent employment.

Housing  
Notice  
2020-06  
Continued

- Keep in mind that, if the resident earns more than \$600 in a quarter or more than \$2400 in a 12-month period, this will cause EIV to generate an EIV Income Discrepancy.
- You will need to document the tenant file to explain that the income was not included on the 50059 because it is excluded by regulation.

# Housing Notice 2020-04

- “Electronic Signature, Transmission, and Storage – Guidance for Multifamily Assisted Housing Industry Partners.”
- The Notice provides guidance on acceptable procedures for use of electronic signatures and the transmission and storage of documents and files.
- With the issuance of this Notice, HUD’s multifamily industry partners are permitted (but not required) to use electronic signatures and electronic file transmission and retention, and must do so in compliance with federal, state, and local laws.

Housing  
Notice  
2020-04  
Continued

- Any property adopting the terms of this Notice must provide applicants and tenants the option to utilize wet (i.e. original) signatures and paper documents upon request.

Housing  
Notice  
2020-04  
Continued

- Types of forms and documents other than official HUD forms include, but are not limited to, the following:
  - Documents transmitted among O/A, HUD, CA, and other service providers;
  - Documents submitted by and provided to applicants or tenants;
  - Documents submitted to and from third-party verifiers to O/A; and
  - Documents used for other HUD Multifamily Housing business purposes.

# Housing Notice 2020-04 Continued

- While not required by HUD, note that some state and local laws or entities may require the use of wet signatures on some forms, such as:
  - HUD-50059, “Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures”;
  - HUD-9887 “Document Package for Applicant's/Tenant's Consent” and
  - Leases and lease addenda.

Housing  
Notice  
2020-04  
Continued

- Digitized Signature is a digital image of a handwritten signature. The image can be as simple as a scanned image of an ink-based signature handwritten on paper.
- Electronic Record means a contract or other record created, generated, sent, communicated, received, or stored by electronic means.
- Electronic signature means an electronic sound, symbol, or process, attached to or logically associated with a contract or other record and executed or adopted by a person with the intent to sign the record.

# Housing Notice 2020-04 Electronic Form of Signature

- In a paper-based transaction, the most used form of signature is a person's name, written with ink and in his or her own handwriting (i.e., a wet signature).
- To comply with requirements set forth in the Fair Housing Amendments Act and Section 504 of the Rehabilitation Act, use of alternative methods (e.g., signature stamps) may also be acceptable, as long as such use complies with legal requirements.

Housing  
Notice  
2020-04  
Intent to Sign

- Designing a signature process that establishes the intent to sign can be done through a variety of methods that provide a clear and conspicuous indication that a signature is being created and that it will be legally binding.

# Housing Notice 2020-04 Intent to Sign

- It is important that the record, and/or process by which a person applies an electronic form of signature to the record, be designed to indicate the means by which the signer can indicate his or her intent to sign the record. Following are some examples:
  - “By signing below, I agree to the foregoing contract terms”;
  - “By checking this box, I agree to the terms of use”;
  - “Click to agree”;
  - “By signing below, I attest that the information provided is true and agree to allow the O/A or HUD to verify such information”, and
  - “I hereby certify that...”.

Housing  
Notice  
2020-04  
Association of  
Signature to  
the Record

- The E-Transaction laws require that the electronic form of signature be made a part of the record being signed. Specifically, in order to be legally significant, the signature must be attached to or logically associated with the record being signed. “Association” means:
  - The process must be clear to the signer as to exactly what it is that he or she is signing;
  - The signer must have an opportunity to review the record before signing it and to clearly understand the parameters of the record he or she is signing; and
  - The electronic form of the signature applied by the signer must be linked to the record being signed.

**Stressed**  
spelled  
backwards is  
**desserts.**

- LORETTA LAROCHE



## Fair Housing & COVID-19

- HUD statement released in April 2020.
- During this national emergency, the U.S. Department of Housing and Urban Development wants to remind housing providers and the public at large of important federal fair housing laws that protect persons from discrimination, including harassment and intimidation, in housing and related services on the basis of race, color, religion, national origin, sex, familial status, and disability.

## Fair Housing & COVID-19

- Be aware that the Fair Housing Act and other federal laws prohibit the eviction, turning away or harassment of a person in housing because they are profiled, on the basis of race, national origin or other protected class, to be associated with COVID-19.
- The Fair Housing Act also prohibits retaliation and intimidation against persons who report acts of discrimination they have witnessed to law enforcement authorities, like HUD, or who aid someone who has been the victim of discrimination.

# Mask Policies

- What are your local mask ordinances? Does it affect businesses?
- OSHA is unambiguous about one thing:
  - Because cloth face-coverings are meant to protect others, not the wearer, they are not considered personal protective equipment (PPE) and so are not subject to federal requirements to provide them and train workers in their proper use. In contrast, surgical masks and respirators that protect workers from exposure to infections or toxic substances at hospitals, construction sites and other settings are PPE and must be provided with training.
- Example of mask policy backfiring

## Religion in Housing

- As a reminder... religion is a protected class under the Fair Housing Act, and housing providers are prohibited from discriminating on the basis of religion with regard to any housing units covered by the Act.

## Protests, BLM, Displaying Posters

- What is your property's BLM propaganda policy?
- Staff or residents who participate in local protests?
- Policy for responding to political upset?

Violence –  
Domestic,  
Workplace,  
Demonstration,  
Rioting

- Example: Portland, OR
- Staff or resident participating in more than protesting (demonstrating, violent protesting, neighborhood impacts)
  - Near property?
- Riots and Acts of Violence Against General Businesses



## Why was Notice FHEO 2020-01 Released?

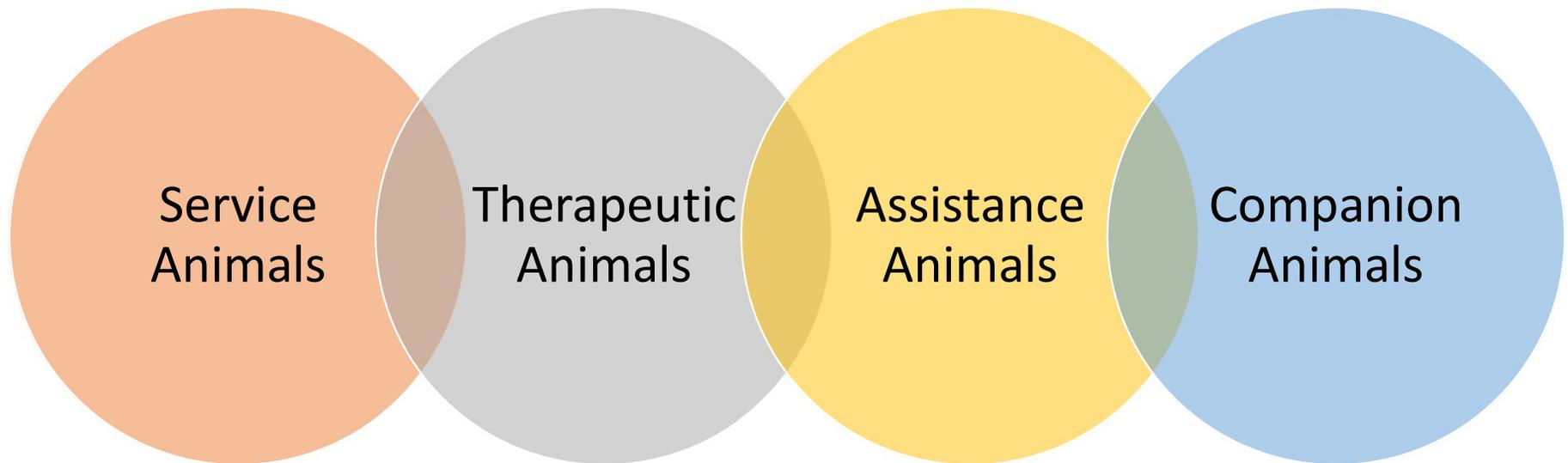
- FHA complaints concerning denial of reasonable accommodations and disability access comprise almost 60% of all FHA complaints and those involving requests for reasonable accommodations for assistance animals are significantly increasing.
- Such complaints are one of the most common types of fair housing complaints that HUD receives.
- Most HUD charges of discrimination against a housing provider following a full investigation involve the denial of a reasonable accommodation to a person who has a physical or mental disability that the housing provider cannot readily observe.

## Reasonable Accommodations

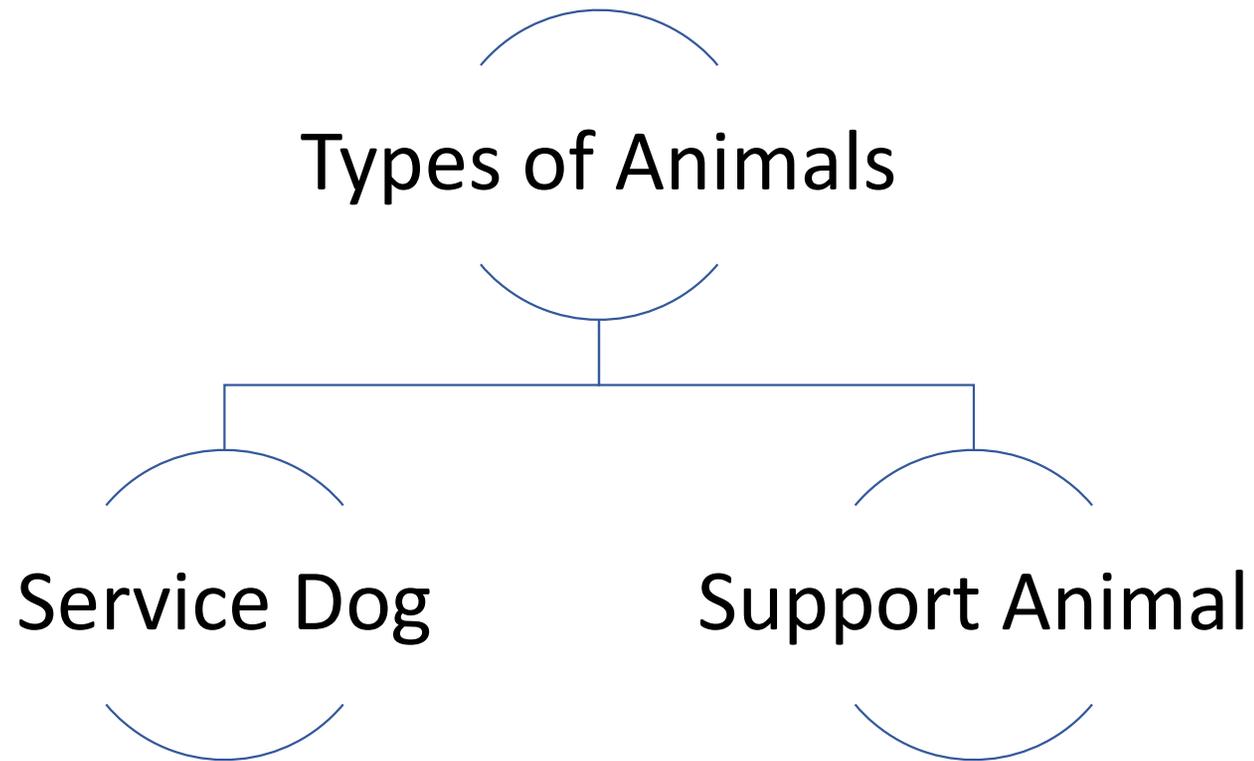
- A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have equal opportunity to use and enjoy a dwelling, including public and common use spaces.
- The Fair Housing Act (FHA) makes it unlawful for a housing provider to refuse to make a reasonable accommodation that a person with a disability may need in order to have equal opportunity to enjoy and use a dwelling.
- One common request management may receive is for a RA to a no pet or no animal policy so that individuals with disabilities are permitted to use assistance animals in housing.

# Reasonable Accommodations – Animals

**What we were working with for years...**



With the Release of Notice FHEO 2020-01...



## Notice FHEO 2020-01

- Service and assistance animals are not pets.
- The Department of HUD divides them into two types of assistance animals:
  - 1) service animals, and
  - 2) other animals that do work, perform tasks, provide assistance, and/or provide therapeutic emotional support for individuals with disabilities (i.e. “support animal”).
- Due to the unique nature of housing, a person with a disability may need an assistance animal in their home that provides disability-related assistance, even if the animal is not individually trained as a service animal.

# Notice FHEO 2020-01 Continued

## Important Sections of the Notice:

- ✓ “Assessing a Person’s Request to Have an Animal as a Reasonable Accommodation Under the FHA”,
- ✓ “Documenting an Individual’s Need for a Service or Assistance Animal in Housing”, and
- ✓ “Guidance on Documenting an Individual’s Need for Assistance Animals in Housing”.

# Americans with Disabilities Act Definition

## ADA Definition

- Under the ADA, *service animal* means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.
- Other species of animals, whether wild or domestic, trained or untrained, are not service animals for the purposes of this definition. The work or tasks performed by a *service animal* must be directly related to the individual's disability.
- If the animal is determined to be a *service animal* under the ADA, no documentation is required from the animal owner.

## Important Aspects of FHEO 2020-01

- An animal that does not qualify as a service animal or other type of assistance animal is a pet for purposes of the FHA and may be treated as a pet for purposes of the lease and other property policies.
- The guidance does not change HUD's interpretation of the FHA and does not affect any already granted reasonable accommodations. Consistent with the requirements of the FHA, housing providers should not re-assess any accommodations they have already granted to individuals with disabilities. The guidance provides clarity for analyzing *future requests* for reasonable accommodations.

## The Disability is Not Readily Observable

- In cases where the disability is not readily observable, management may request further information. One reliable form of documentation is a note (letter) from a person's health care professional that confirms a person's disability and/or need for an animal when the provider has personal knowledge of the individual.
- The medical provider will be asked to verify that they have "personal knowledge" of the disability, and certify that the information provided in support of the request is ***truthful and accurate***.

# Fair Housing Act Definition

## FHA Definition –

- If the animal does not fall under the ADA definition of a *service animal*, management will then attempt to define the animal as such under the FHA's definition of *support animal*.
- Management will determine if it is a *support animal*, defined as “other trained or untrained animals that do work, perform tasks, provide assistance, and/or provide therapeutic emotional support for individuals with disabilities”.
- Furthermore, management will follow the FHEO 2020-01 guidance on analyzing whether a disability is obvious or observable.
- Under the FHA, management may request reliable documentation when an individual requesting a reasonable accommodation has a disability and disability-related need for an accommodation that are not obvious or otherwise known.

## New Term - Unique Animals

- Specifically pertaining to (non-traditional) **Unique Animals**, management may enforce a “no pets” policy or a policy prohibiting the type animal the requester seeks to have, if the requester obtains the unique animal before submitting reliable documentation from a medical provider that reasonably supports the disability related need for the animal.
- If the request is for a non-traditional unique animal, management will request the health care provider *document the date of the last consultation with the patient*, any unique circumstances justifying the need for a non-traditional animal, and whether the health care provider has reliable information about the animal, and whether this specific animal is particularly recommended.

# Annual Recertification Policy Changes

- RBD (Ross Business Development) put together and made public a listing of questions and answers developed from an online training workshop concerning the recert process in a changing environment.
- 11 pages long, from March and April 2020
- *Questions and Answers from the RBD Online Training Workshop Recertification in a Changing Environment COVID-19*
  - <https://www.rbdnow.com/resources/covid-19>
  - [https://www.rbdnow.com/filemanager\\_uploads/resource%20document/RBD%20QandA%20RecertificationsCOVID19%2004172020.pdf](https://www.rbdnow.com/filemanager_uploads/resource%20document/RBD%20QandA%20RecertificationsCOVID19%2004172020.pdf)

## Streamlining and FAST Act

- See Housing Notice 2016-09
  - <https://www.hud.gov/sites/documents/16-09HSGN.PDF>
- Streamlining Administrative Regulations for Multifamily Housing Programs, RHIP ListServ Posting 365 and Federal Register Notice Streamlining Administrative Regulations for Multifamily Housing Programs and Implementing Family Income Reviews Under the Fixing America's Surface Transportation (FAST) Act
  - <https://www.federalregister.gov/documents/2017/12/12/2017-26697/streamlining-administrative-regulations-for-multifamily-housing-programs-and-implementing-family>



# CARES Act Funding Available for SC

- OAMPO issued the memorandum, “Update on Allocation of Funding from the CARES Act for Service Coordination and Congregate Housing Services” on July 8, 2020. The memo announces the allocation of CARES Funds to properties with grant-funded Service Coordinators and Congregate Housing Services grants.

## The Return of MORs Memo

- June 23, 2020 HUD memo to MF stakeholders.
- Effective May 22, 2020, HUD has lifted the suspension of Management and Occupancy Reviews (MORs) performed by PBCAs (in locations where there are no restrictions by state/ local law or ordinance).
- Owners and/or Agents will be contacted directly by their PBCA for scheduling of the MOR. HUD continues to encourage Owners and Agents to follow the Center for Disease Control and Prevention (CDC) guidelines and the directions given by local health officials.

## The Return of MORs Memo Continued

- The memo also establishes an alternative manner in which an MOR may be conducted:
  - Until September 30, 2020, HUD will allow PBCAs to conduct on-site MORs without entering resident units.
  - For REAC follow-up, in determining whether EH&S and other deficiencies have been corrected, the PBCA must attempt follow-up via contact directly with the resident by phone or email and must document the results on the MOR report.
  - A physical on-site visit to the property must still occur to document the physical conditions, general appearance, security of the property, but does not require an assessment of resident units.

## The Return of MORs Memo Continued

- An on-site entrance/exit interview should occur except in instances where state or local law or ordinances prevent such meetings. In instances where interviews are prohibited, entrance/exit interviews should be conducted by telephone or email.
- All other portions of the MOR, Desk Review, and On-site review must be completed in their entirety. This includes an on-site review of tenant files.
- HUD is not authorizing the transfer, either electronically or physically, of tenant files off-site. This portion of the review can be completed without contact with management staff. The PBCA will identify the files for review in advance and those files can be selected and left in a secured location for the PBCA staff's access on-site.

# REAC Inspections Postponed

Per the May 21, 2020 Updated Q&A document:

- “Until further notice, Multifamily is postponing all REAC property inspections for all Multifamily properties. Where there is an exigent circumstance or reason to believe that there is a threat to life or property at a specific location, inspections will be conducted by HUD quality assurance inspectors in compliance with CDC guidelines.”

## HUD Special Claims Memo

- OAMPO has issued a memorandum, “Processing of Special Claims for Vacancy During the COVID-19 Pandemic,” which provides instructions for the processing of special claims for vacancy for properties affected by COVID-19 during the period of March 27, 2020 through September 30, 2020.
- During this time, MFH will accept vacancy claims for 60 days starting from the prior Tenant’s Move-out Date as opposed to the Ready-for-Occupancy Date, in instances where preparation of the unit for occupancy was prevented due to the impact of COVID-19.

## HUD Special Claims Memo Continued

- HUD's Office of Multifamily Housing (MFH) has temporarily modified the start date for Special Claims for Vacancy Loss to accommodate for delays in filling vacant units as a result of the COVID-19 National Emergency.
- During this time, when occupancy was prevented due to the impact of the COVID-19 pandemic, MFH will accept Special Claims for Vacancy Loss for 60 days starting from the prior resident's **Move-out Date** as opposed to the **Make-ready Date**. In addition, certain documentation submission requirements are amended for owner/agents processing Vacancy Claims relating to COVID-19.
- The claim must be received by HUD/CA within 180 days from the date the unit was vacated by a former tenant.

## 2020 Income Limits

- March 31, 2020 HUD released the 2020 Income Limits.
- All new certifications created and finalized 3/31/2020 or later will include the new income limits.
- Median incomes are used as the basis for income limits in several HUD programs, including the Public Housing, Section 8 Housing Choice and Project-Based Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs, as well as in programs run by agencies such as the Department of the Treasury, the Department of Agriculture, and the Federal Housing Finance Agency. Community planning and development programs, as well as HOME investments, also rely on HUD income limits in their administration.
- Annual Income Limits must be entered in to the property's software program.

## Residual Receipts

- HUD will temporarily permit suspension of Residual Receipts Housing Assistance Payment (HAP) offsets in certain circumstances. All Project Rental Assistance Contracts (PRACs) may suspend offsets for Residual Receipts through December 31, 2020.
- Owners of properties receiving Section 8 HAP assistance payments must receive approval in advance to suspend offset payments.
- Asset Management Division Directors in the Multifamily Regional and Satellite Offices are authorized to suspend such offsets through December 31, 2020, for properties where COVID-19 expenses are anticipated to exceed available resources. After December 31, 2020, all properties must offset HAP vouchers for all Residual Receipts in excess of the minimum allowed balance.

Mental Health  
Check-In

How are you REALLY doing???



Some days, doing “the best we can” may still fall short of what we would like to be able to do, but life isn’t perfect on any front-and doing what we can with what we have is the most we should expect of ourselves or anyone else.

Fred Rogers

quote fancy

## Tips & Resources

- Fair Housing
  - [www.hud.gov/fairhousing](http://www.hud.gov/fairhousing)
- HUD Notice FHEO 2020-01
  - <https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf>
- ADA rules and service animal guidance on DOJ's ADA Home Page at
  - [www.ada.gov22](http://www.ada.gov22)
- ADA Information Line - 1-800-514-0301

## Tips & Resources Continued

- HUD's RHIP ListServ
  - [https://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/rhiip/mfhrhiip](https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/rhiip/mfhrhiip)
- HUD Housing Notices
  - [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/notices/hsg/](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/hsg/)
- HUD Exchange
  - <https://www.hudexchange.info/>
- HUD YouTube Channel (webinars)
  - <https://www.youtube.com/user/HUDchannel>

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Atkins Consulting Professionals

Open floor for questions  
and comments!

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