

*[NOTE: EMAIL SENT TO ALL MPHA HCV PROPERTY OWNERS]*

Dear MPHA's Property Owner Partners,

At this challenging moment for our community, we thank you for your partnership and hope that you are staying safe.

This email is a brief notice, as required by HUD, to make you aware of some temporary adjustments we may apply to our processes in light of the COVID-19 pandemic. In April, HUD released a notice to public housing authorities allowing waivers of certain regulations to make this period easier on the PHA, the families we serve, and the property owners we work with.

Families have received a separate notice regarding any changes that might affect them directly. For property owners, the relevant changes mostly involve the timing and manner of inspections.

- MPHA may delay some annual inspections during this time. If we do delay an annual inspection, we expect to return to complete it before October 31, 2020.
- Rather than inspecting in-person, MPHA may use alternate methods to conduct and resolve a complaint inspection. In this case, MPHA will notify you of the complaint. You would have 24 hours or 30 days, depending upon the severity of the issue, to provide MPHA sufficient documentation that the issue is resolved (or did not exist).
- Typically, MPHA will terminate the HAP contract if a family has been absent from a unit for more than 90 days. MPHA may suspend this rule until the end of 2020. Families absent from their unit must have extenuating circumstances related to COVID-19 and must communicate with MPHA in advance of exceeding the maximum days allowed to be absent from the unit with permission.

Thank you for reviewing these items. If you have any questions, we will be glad to help further.