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Public Notice

Date: 9/18/2020

Special Attention: Colorado Housing and Finance Authority Moderate Rehabilitation Participants

Effective Date: April 30, 2020

Reason: Colorado Housing and Finance Authority (CHFA) provides public notice pursuant to U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing (PIH) under Notice PIH 2020-20:

Subject: COVID-19 Statutory and Regulatory Waivers for the Moderate Rehabilitation; excluding SRO participants.

Pursuant to the authority provided under PIH Notice 2020-20 and HUD directive Colorado Housing and Finance Authority has adopted the following waiver:

MR-5: PHA inspection requirements-annual inspections. Regulatory Authority 24 CFR 882.516(b)

HUD is waiving the annual inspection requirement and is allowing PHAs to delay annual inspections for Mod Rehab units. All delayed annual inspections must be completed as soon as reasonably possible but no later than one year after the date the annual inspection would have been required absent the waiver.

CHFA retains the right to conduct an inspection on any assisted unit at any time. CHFA will grant reasonable accommodation requests of tenants with disabilities related to inspections.

Crucially, use of this waiver does not relieve owners of their responsibility to maintain the unit in accordance with HQS as required in the HAP contract, nor does it in any way restrict the PHA from taking action to enforce the owner's obligations.

This Public Notice is being provided in accordance with notice PIH 2020-20, which is being made accessible to the public on the CHFA website at <https://www.chfainfo.com/arh/section8/mod-rehab>