



April 8, 2020

## VHDA Compliance & Asset Management

### April is Fair Housing Month

[Virginia's Fair Housing Law](#) makes it illegal to discriminate in residential housing on the basis of race, color, religion, national origin, sex, elderliness, familial status and disability. Take some time to review the law and seek opportunities for annual training.

### Fair Housing & Leasing Operations During COVID-19

In these extraordinary times, communication within your communities must be continuous and consistent. To ensure continued compliance with Fair Housing laws, now may be a great time to review your tenant selection and leasing criteria for potential updates in our current leasing environment. Your review should include, but is not limited to the following property procedures:

1. Communication - Procedure changes; notices sent to the tenant; tenant maintenance requests
2. Tenant Selection Plan (TSP)
3. Leasing Office Operation - Application and if applicable, annual certification procedures (In-person, via email, fax, text, or other method); office hours and availability; rent collection; charging late fees, etc.
4. Reasonable Accommodation requests. You may receive requests during this time that you have not seen before.
5. Marketing Plan to identify and confirm leasing & referral partners to meet VHDA 504 and Target Population requirements

### Fair Housing Resources

[Department of Professional & Occupational Regulation \(DPOR\)](#)

[HUD Fair Housing](#)

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### VHDA Offers Free Online Renter Education Course

To support the initiatives in the [Governor's Executive Order Number Twenty-Five \(2018\)](#) which includes reducing eviction rates, VHDA has a free online renter education course titled "How to be a Successful Renter," which covers the rights and responsibilities of renting. The online education course is designed to equip renters with the knowledge necessary to be responsible tenants and to avoid evictions due to non-payment of rent. Please share the information within your communities. Visit [vhda.com/renters](http://vhda.com/renters) to learn more about the free course.

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### Reminder - 2020 Census

2020 is a Census year. The federal government mailed instructions to all U.S. households requesting responses to the Census questions. The U.S. Census Bureau will accept the 2020 questionnaire responses until mid-August 2020 online, by phone, or by mail using the mailed invitation.

The information provided helps with funding for important affordable housing programs. Virginia Housing mailed postcards to residents in your communities to encourage their participation in the 2020 Census. As project owners and management agents, you are critical to the success of this outreach. Encouraging responses now will minimize the need for the Census Bureau to send census takers out into communities to follow up.

Please download the 2020 Census outreach materials (including posters) and post them in high visibility areas around your properties, and include a reminder to your residents in your written communication.

Visit the [2020 Census website](#)

Also review the [Census COVID-19 Updates](#)

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## Virginia Housing Search.com

VirginiaHousingSearch.com is a FREE housing locator service with an easy-to-use search tool to locate rental housing using a wide variety of criteria and special mapping features. Housing listings display detailed information about each unit, and helps people find housing to best fit their needs. The service also provides links to housing resources and helpful tools.

[Sign up today!](#)

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## COVID-19 Compliance & Asset Management Monitoring Guidance

Virginia Housing remains open for business, but working remotely. Our mission is to help all Virginians attain a quality affordable home. In response to concerns related to COVID-19 and compliance monitoring activities, read the [COVID-19 Compliance Monitoring Guidance Memo](#) posted to our website. VHDA will continue to monitor the situation and provide updates as federal, state, and local guidance changes.

Regional Compliance Officers and Asset Managers are available via email during normal business hours if you have questions. It is our intention to allow for flexibility in the timeline of the Compliance and Asset Management monitoring activities. Staff Contact information for the Compliance & Asset Management regional teams is on our website. See the [Contact Us](#) page on our website.

### COVID-19 Resources

[VHDA Updates & Announcements](#)

[Virginia.gov](#)

[Virginia Department of Health](#)

[CDC](#)

[HUD Programs COVID-19 Resources](#)

[National Multifamily Housing Council](#)

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Visit our [Website](#) and [Blog](#) and use the links below to follow us on social media.  
*Our blog provides general VHDA updates that may not be specific to Rental Compliance & Asset Management.*



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