



PAA Student Housing Best Practices

Remind residents that off campus housing is not tied to the college/ university or the campus schedule. The contract is separate from the resident's attendance.

Unlike a college or university, off campus housing does not have the same authority to enforce social distancing, voluntary quarantining, or mandatory testing.

If at any time a college or university announces that they are not returning to in-person classes or canceling in-person instruction, then please consider the following:

- **Offer a payment plan with residents.**
- **Offer to let residents out of their leases (particularly those campuses with a high percentage of international students) and/or create an addendum to their lease that would allow a delayed start date.**

Be mindful of Fair Housing laws and be sure to apply all policies and procedures the same to all residents.

Consider restricting the number of individuals allowed at the property when the resident moves in and require mask be worn by residents and guests in all common areas. Ask all residents and guests to follow social distancing guidelines.

- **Consider restricting the number of people assisting during move in.**
- **Some companies are limiting guests on an ongoing basis.**





At move-in, consider having residents sign certification documents that they are not currently experiencing symptoms of COVID-19, they have not recently tested positive, and they have not knowingly been in close contact with someone that has tested positive in the last 14 days. Some companies will be using temperature checks at move-in.

If a resident tests positive, consider the following:

- **Confirm the case with the individual.**
- **Try to conduct contact tracing with other residents and staff, maintaining confidentiality where possible.**
- **Follow CDC, state & local guidance.**
- **Send a letter to all residents with information about healthy habits and policies during COVID-19 and your company policies for cleaning protocol.**
- **Ask roommates to voluntarily quarantine for 14 days.**
- **Mandate all employees wear Personal Protective Equipment before entering the unit of a known infected resident.**
- **Thoroughly deep clean all amenities, leasing/ management offices and common areas.**

Consider restricting amenity use and/ or limit the number of individuals who may access amenities and follow state guidelines that have been listed in Governor Wolf's executive order.



*** Recommendations have been generated with input from PAA owners/managers in the Student Housing market. The list included in this document is merely recommendations and not mandates. Companies should always discuss policies and procedures with their own legal counsel.**