

MEMORANDUM

TO: Program Participants
FROM: Section 8 Division
DATE: May 18, 2020
RE: COVID-19 Waivers

We write to extend our sincere wishes that you are safe and doing well during these challenging times. In addition, we want to inform you that the housing authority that subsidizes your rental assistance, through Imagineers, has selected to adopt certain waivers authorized under the Coronavirus Aid, Relief and Economic Security (CARES) Act and identified in HUD PIH Notice 2020-05.

The following waivers and changes will be in effect until the Declaration of Public Health and Civil Preparedness Emergency enacted by Governor Lamont is lifted and/or the deadline dates of the HUD waivers expire.

Waivers that were selected:

1. PH & HCV-3: Waives mandatory use of Enterprise Income Verification (EIV) for annual reexaminations.
2. PH & HCV-4: Waives mandatory use of EIV for interim reexaminations.
3. HQS-2 – PBV only: Changes the Project-Based Voucher (PBV) pre-Housing Assistance Payments (HAP) Contract inspection requirement allowing for owner certification that there are no life-threatening deficiencies.
4. HQS-6: Waives requirement for interim inspection and to use alternate procedure.
5. HQS-9: Suspends requirement for quality control sampling of inspections.
6. HQS-10: Waives requirement that each dwelling unit have at least 1 bedroom for each two persons.
7. HCV-2: Waives requirement for oral briefing, using alternate procedure.
8. HCV-3: Allows a Housing Agency (HA) to provide extensions to initial voucher issuance date.
9. HCV-4: Allows Housing Assistance Payments (HAP) for contracts not executed within 60 days.
10. HCV-5: Allows the HA to continue HAPs, at its discretion, on absences from units longer than 180 days.
11. HCV-6: Automatic HAP contract termination extension beyond 180 days.

What do these waivers mean to you as a program participant:

1. PH & HCV-3 and 4: Allows for faster processing of annual and interim reexaminations and allows for self-certification in the absence of other third-party documentation.
2. HQS-2 – PBV only: Allows owner to self-certify that there're no life-threatening deficiencies in the PBV unit pre-HAP contract.
3. HQS-6: Allows for use of HUD's alternative procedure to notify landlords of Housing Quality Standard (HQS) deficiencies reported to the HA and an alternative procedure for the landlord to verify the repair.
4. HQS-9: This has no direct impact to you – it applies to our quality control policy for inspections.
5. HQS-10: Allows participant in an existing unit to have less than 1 bedroom for each 2 persons. Not for new leases.
6. HCV-2: Allows the HA to use other procedures to conduct new participant oral briefings, like using the phone, facetime, teleconference calls, etc. to explain how the program works, rights and responsibilities.
7. HCV-3: Allows the HA to provide additional extensions to the initial voucher term beyond what is identified in the Administrative Plan until July 31, 2020.
8. HCV-4: Allows for additional time to get HAP contract signed with landlord. This does not directly impact tenants but provides landlords more time to sign the HAP contract.
9. HCV-5: Allows the HA at its discretion to allow a participant to be out of their unit beyond 180 days for extenuating circumstances.
10. HCV-6: With written notice to the owner and family the HA may extend the period of time following the last payment to the owner that triggers the automatic termination of the HAP contract.

The following enclosures are included: Eviction Moratorium Form; Question and Answer Sheet, and Staff Directory