



Town of Glastonbury

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HOUSING AUTHORITY

April 28, 2020

To: Residents of the Housing Authority of the Town of Glastonbury

From: Neil J. Griffin Jr., Executive Director

RE: HUD Notice 2020-05 COVID Waiver

The Housing Authority of the Town of Glastonbury (the "GHA") 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 GHA has selected to adopt the following waivers:

1. PH & HCV-3: Waive mandatory use of EIV for annual reexaminations.
2. PH & HCV-4: Waive mandatory use of EIV for interim reexaminations.
3. PH & HCV-5: Waive mandatory EIV report monitoring.
4. PH & HCV-7: Waive public notice requirement for opening and closing waiting lists.
5. PH-5: Waive Community Service and Self-Sufficiency Requirements.
6. PH-9: Delay Utility Allowance review and revision.
7. PH-10: Waive 30-day advance notice for changes to project rules and regulations
8. PH-11c: Extend Financial reporting filing dates
9. PH-12c: Extend Capital Fund obligation and expenditure dates.
10. HQS-6: Waive requirement for interim inspection-use alternate procedure
11. HQS-9: Suspend requirement for quality control sampling of inspections
12. HQS-10: Waives requirement of one bedroom for each two persons
13. HCV-2: Waives requirement for oral briefing, using alternate procedure
14. HCV-3: Allows PHA to provide extensions to initial voucher term
15. HCV-4: Allows HAP contract execution up to 120 days from initial lease term
16. HCV-5: Absence form Unit greater than 180 days, allows PHA to continue HAP payments at its discretion.
17. HCV-6: Automatic HAP contract termination extension beyond 180 days.

The impacts of the above waivers on tenants are as follows:

1. PH & HCV-3 and 4: Allows for faster processing of annual reexaminations and allows for self-certification in the absence of other third-party documentation.
2. PH & HCV-5: Has no direct impact on you as a resident, participant or owner.

3. PH & HCV-7: Means GHA does not need to post in a local newspaper the opening and closing of its waiting list. Instead this information will be posted on the GHA webpage and on its voicemail.
4. PH-5: Suspends the tenants' requirement to perform community service of self-sufficiency activities. Tenants will not be subject to this requirement until the family's next annual reexamination.
5. PH-9: Delays GHA's requirement to review and revise the utility allowance. This impacts how much each resident pays for rent. Requires the review and revision to be completed before end of calendar year 2020.
6. PH-10: GHA is required to provide 30-day notice for changes to policies and rules. The waiver allows notification within 30 days of the change instead of before the change. Allowed for these waivers to be instituted in a timely manner.
7. PH-11c & PH-12c: Have no direct impact on residents. Some capital fund projects may be delayed due to the COVID-19 pandemic.
8. HQS-6: Allows for use of HUDs alternative procedure to notify landlords of HQS deficiencies reported to GHA and an alternative procedure for the landlord to evidence the repair.
9. HQS-9: Should have no direct impact on HCV participants.
10. HQS-10: Allows HCV participants in an existing unit to have less than 1 bedroom for each 2 persons. This does not apply to initial or new leases.
11. HCV-2 Allows for the use of an alternative procedure to conduct new participant oral briefings.
12. HCV-3: Allows the GHA to provide additional extensions to the initial voucher term beyond what is identified in the Administrative Plan until July 31, 2020.
13. HCV-4: Allows for additional time to get HAP contract signed with landlord. This does not directly impact tenants but provide landlords more time to sign the HCV HAP contract.
14. HCV-5: Allows the GHA at its discretion to allow HCV participants to be out of there unit beyond 180 days for extenuating circumstances.
15. HCV-6: With written notice to the owner and family the GHA may extend the period of time following the last payment to the owner that triggers the automatic termination of the HAP contract.