



HUDSON HOUSING AUTHORITY

8 Brigham Circle
Hudson, MA 01749
Tele. No. (978) 562-9268
Fax No. (978) 562-4623

April 29, 2020

This information is available in alternative format upon request

Dear Housing Choice Voucher Applicant or Participant:

RE: COVID-19 Section 8 HCV Waivers and Program Changes

This letter is to explain some temporary changes to the Housing Choice Voucher (HCV) Program to protect owners, participants and Hudson Housing Authority (HHA) staff. First, the HHA will be providing service in a manner to limit in person contact. Where possible services will be performed by mail, email, telephone and fax. The HHA has amended our policies to accept electronic signatures and alternative forms of documentation where possible during this pandemic. Below are some additional changes authorized by the Department of Housing and Urban Development (HUD). Please note all of the dates below are established by HUD. They may change if HUD extends them.

Annual and Interim Activities

1. Where annual reexamination can be done without jeopardizing the health and safety of staff and participants, the HHA will continue to complete reexaminations by mail. However, we have adopted a waiver which will allow us to extend the time to perform your reexamination if needed due to COVID-19. If you are having problems supplying information needed for your annual recertification due to COVID-19 you should contact the HHA and we will extend the time frame if warranted. (If the payment standard increases before your reexamination due to an extension an interim examination reflecting the new payment standard will be processed by the HHA.)
2. If you have a decrease in income please report it to the Housing Authority as soon as possible so that we may adjust your rent. The HHA is adopting a waiver to be more flexible in what we can accept to verify income. In some cases, you may be asked to "self-certify" as to your income. If that is the case you are reminded that you are required to provide true and complete information as failure to do so is grounds for termination of your housing assistance.
3. Until December 31, 2020, if you have an interim recertification and the payment standard has increased, we will apply the new payment standard. (This means your rent share will be lower).
4. Until December 31, 2020, if your family needs to be absent from the unit for an extended period of time you must still contact the HHA. However, we do have additional flexibility to approve longer time frames for absence. You should still make sure to comply with your lease if it addresses family absence from the unit.
5. If you pay the full amount of rent due to the landlord (there is no housing authority share), the housing assistance contract for your unit will normally expire after 180 days. During this time, you can contact the HHA and we may be able to extend your contract beyond the 180 days until December 31, 2020.

Inspections

Note: HUD has authorized the HHA to make the changes listed below so that it is not necessary for inspectors to enter the unit for your health and safety. If an annual or interim inspection has been

scheduled and you do not want it to occur at this time you should call the HHA and let us know. This does not mean that your unit should be unsafe or unsanitary. You can always call the HHA if you want an inspection of your unit.

1. Your biennial inspection may be delayed. The HHA will give you notice in advance of the inspection and should be completed by October 31, 2020.
2. If you were allowed to move into a unit with minor violations the owner may be provided with an additional 30 days (total of 60 days) to make the repairs. These extensions may be issued until July 31, 2020.
3. Until July 31, 2020, if a family or government official informs the HHA that the unit does not comply with the Housing Quality Standards, the HHA may have the owner make repairs and certify as to the condition of the unit.

If you are an Applicant

When you enter the HCV program your briefing will not be in person. It will be by telephone, video call or expanded information packet.

If you are a Voucher Holder

If you are a voucher holder you may request extensions of your voucher term based upon the Covid-19 pandemic.

Annual Plan

Due to the necessity to postpone public hearings, the HHA's 5 Year Plan date has been extended.

Domestic Violence

The HHA can still process requests for protections under VAWA. Shelter-in-place policies in the U.S. do not require anyone to stay in a violent or unhealthy situation, police officers can still visit any facility that is restricting visitors to respond to 911 calls. For help regarding an abusive relationship, domestic violence, sexual assault or stalking you may contact: The National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY).

For Covid-19 information and updates

See <https://www.mass.gov/info-details/covid-19-updates-and-information>. You may also dial 211 for real-time COVID-19 information, resources, and referrals in multiple languages. Resources are also available at <https://mass211.org/>. For additional information in disease control and prevention go to <https://www.cdc.gov/coronavirus/2019-ncov/index.html>.

If are experiencing distress the Disaster Distress Helpline, 1-800-985-5990, is a 24/7, 365-day-a-year, national hotline dedicated to providing immediate crisis counseling for people who are experiencing emotional distress related to any natural or human-caused disaster.

If you are a person with a disability under applicable law and you need a reasonable accommodation please contact the Housing Authority.

On behalf of the HHA, thank you for your patience and cooperation during this challenging time.

Sincerely,

Jaelyn A. Beaulieu
Executive Director

Language Advisory

This is an Important document. Please contact HUDSON HOUSING AUTHORITY at 978-562-9268 for free language assistance.

Este es un documento Importante. Por favor contáctese con HUDSON HOUSING AUTHORITY al 978-562-9268 para asistencia gratuita de idioma. (Spanish)

Este é um documento importante. Por favor entre em contato HUDSON HOUSING AUTHORITY no 978-562-9268 para assistência gratuita em idiomas. (Portuguese)

Это важный документ. Пожалуйста, обратитесь к HUDSON HOUSING AUTHORITY по телефону 978-562-9268 для получения бесплатной помощи переводчика. (Russian)

Đây là tài liệu quan trọng. Vui lòng liên hệ HUDSON HOUSING AUTHORITY tại 978-562-9268 để được hỗ trợ ngôn ngữ miễn phí. (Vietnamese)

这是一份重要的文件。请拨打电话号码 978-562-9268 联系 HUDSON HOUSING AUTHORITY 获得免费的语言服务。(Simplified Chinese)

នេះគឺជាឯកសារសំខាន់។ សូមមេត្តាទាក់ទង មកកាន់ HUDSON HOUSING AUTHORITY តាមរយៈ: 978-562-9268 សម្រាប់សេវាកម្មជំនួយបកប្រែភាសាដោយមិនគិតថ្លៃ។ (Mon-Khmer / Cambodian)

Questo è importante. Si prega gentilmente di contattare HUDSON HOUSING AUTHORITY al 978-562-9268 per assistenza linguistica gratuita. (Italian)

عربي

هذا يكون مستند مهم. نرجو الإتصال بمفوضية سكن هدسون على الرقم 978-562-9268 للمساعدة المجانية في اللغة.

C'est un document important. S'il vous plait contacter HUDSON HOUSING AUTHORITY au 978-562-9268 pour obtenir une assistance linguistique gratuite. (French)

Sa a se yon dokiman ki enpòtan. Tanpri kontakte HUDSON HOUSING AUTHORITY nan 978-562-9268 pou asistans lang gratis. (Haitian Creole)