

Updated 12/23/20, EO 9T

### Housing

“Housing is a key component of attaining and sustaining economic growth. Ensuring affordable housing options, to own and rent, for young households forming, young workers and key service sector and other workers is an important contributing factor to future economic health. Additionally, many of **Connecticut's most vulnerable citizens need quality affordable housing**. This includes low-income households, the homeless, the elderly and frail elderly, persons with disabilities and persons seeking to return to their communities from nursing facilities. Low-income renters may pay excessive rent that puts them in danger of homelessness. Homeowners may lack the finances to repair health and safety problems in their residences. Some persons may require health and/or social services to allow them to age in place or to mainstream into the community at large. Others simply need the most basic level of shelter before making the transition back into society.

In order to address these needs in an era of constrained resources **it is important to add new housing as well as preserve affordable housing presently serving households in need**. Finally, it is important that all efforts, state and local, be undertaken consistent with responsible growth principles that will make the most efficient uses of energy, land, travel time and other societal resources over the long-term. “

Strategic Plan 2010-15 State Long-Range Housing Plan Connecticut Department of Economic and Community Development & Connecticut Housing Finance Authority , Page 1 (**emphasis added**)

#### Statutory Issues/References

- **Sec. 8-37T** - State's Consolidated Plan For Housing And Community Development
- **Title 8** - Zoning, Planning, Housing And Economic And Community Development
- **Chapter 128** - Department Of Housing: Municipal Housing Projects
- **Chapter 134** - Connecticut Housing Finance Authority Act
- **Federal Fair Housing Act (42 Usc § 3601 Et Seq.)**
- **Discriminatory Housing Practices Act (CGS 46A-64C, See Also 8-37Ee And 46A-81E)**
- **CARES ACT** - Forbearance and Moratorium on Foreclosures, Moratorium on Evictions, Community Development Block Grants, Tenant-Based Rental Assistance, Public Housing Operating Fund, Homeless Assistance Grants, Project-Based Rental Assistance, Housing for the Elderly, Housing for Persons with Disabilities and Housing Opportunities for Persons with AIDS

#### Executive Orders

##### **Declaration of Public Health and Civil Preparedness Emergencies, Governor Ned Lamont:**

*...since first declaring emergencies in March of this year, we have learned of unanticipated health effects from COVID-19 that are not well understood by the medical community, that no vaccine or effective treatment for COVID-19 has been approved or made available for wide distribution, and that our residents, businesses, and government agencies face new and unanticipated economic, fiscal, and operational challenges as a result of the COVID-19 pandemic, which require the flexibility and responsiveness provided by the emergency powers in Sections 19a-131a and 28-9 of the Connecticut General Statutes in order to protect the public health and promote civil preparedness. As a result, out of an abundance of caution and to eliminate any confusion about the extent of my emergency powers to address the many risks and concerns that will arise in the coming months and did not constitute clear justifications for the original emergencies I declared in March of this year, and pursuant to Sections 19a-131a and 28-9 of the Connecticut General Statutes, **I hereby declare that new states of public health and civil preparedness emergency exist throughout the State... The new states of emergency shall run concurrently with the renewed states of emergency and shall remain in effect until February 9, 2021, unless earlier terminated by me.***

(September 1, 2020)

**Executive Order 9L (Executive Order Extensions)**

1. **Extension of COVID-19 Executive Orders to February 9, 2021.** Pursuant to the emergency declarations issued on September 1, 2020, all executive orders issued pursuant to the public health and civil preparedness emergencies declared on March 10, 2020 and renewed on September 1, 2020 (COVID-19 Orders) that are unexpired and currently in effect as of the date of this order are hereby **extended through February 9, 2021**, unless earlier modified or terminated by me. Any individual section of any such order that is scheduled to expire on any other specific date shall remain in effect until such specific date, and any specific effective date or date for action contained in any such individual section shall remain valid. By way of illustration, and for the sake of clarity, Executive Order No. 9E has no specific duration because each individual section has specific dates for expiration or other action. The specific deadlines within such order, including the January 1, 2021 expiration of the eviction moratorium in Section 1 of that order and the February 9, 2021 expiration of the café liquor permits provided for in Section 2 of that order, shall remain unchanged and unaffected by this order.
2. **Extension of Agency and Municipality Orders of Concurrent Duration with Public Health and Civil Preparedness Emergencies.** Any unexpired order, rule, regulation, directive or guidance issued by any official, agency, department, municipality, or entity pursuant to an unexpired COVID-19 Order, which by its own terms provides that it shall remain in place for the duration of the public health and civil preparedness emergency **shall remain in effect until February 9, 2021**, unless earlier modified or terminated by the issuing authority or a subsequent executive order.

**Executive Order Link 9L** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-9L.pdf>

- ☐ **7H-1 - Restrictions on workplaces for non-essential business:** The order directs all non-essential businesses and not-for-profit entities in Connecticut to prohibit all in-person functions if they are able to, effective Monday, March 23, 2020 at 8:00 p.m. The governor is encouraging all businesses to employ, to the maximum extent possible, any telecommuting or work-from-home procedures that they can safely implement. The governor's order excludes any essential business or entity providing essential services or functions, such as healthcare, food service, law enforcement, and similar critical services.

**Executive Order 7H Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7H.pdf>

- ☐ **7J-4 - Suspension of Rehiring Procedures and Restrictions on Temporary Worker Retirees (TWR).** In order to enable agencies to meet critical staffing needs caused by COVID-19 with skilled and experienced employees who require little to no additional training, Gov. Rell's Executive Order No. 37, Gov. Malloy's Executive Order No. 3, Section 6(b)(F) of Public Act 03-01 and Section 6(b)(G) of Public Act 03-02 are suspended to remove the two-year limitation TWRs and to authorize rehiring employees who participated in retirement incentive programs. Agencies shall expedite review and approval of any related extension or hiring requests.

**Executive Order 7J Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7J.pdf>

- ☐ **7P-1 - Authorization to provide for non-congregant housing for persons at risk:** This order gives the appropriate state officials authority to ensure safe housing for certain first responder and healthcare workers who need alternative housing, provide for physical distancing in safe and adequate settings for people experiencing homelessness, and meet FEMA requirements to reimburse state efforts in these areas.
  - Homeless and other shelter providers as well as providers of other congregant housing may contact their respective Coordinated Access Network Manager(s) (each a "CAN Manager"), which individual(s) shall be the point of contact for such providers to gain access to the Alternate Housing.
  - The CAN Managers are hereby requested to promptly assist homeless shelter providers and other providers of other congregant housing to access the Alternate Housing pursuant to the framework and terms and conditions of all agreements entered into by DOH and/or other state agencies or offices and the owners or the duly

authorized representatives of the owners of the Alternate Housing, in order to protect public health and safety by lowering the risk of COVID-19 transmission

7P Guidance - <https://portal.ct.gov/-/media/DOH/Notice--Order-for-homeless-shelters.pdf?la=en>

7P Guidance - <https://portal.ct.gov/-/media/Coronavirus/20200331-DOH-Notice-and-Order-Regarding-Executive-Order-7P-Safe-Housing-for-People-Experiencing-Home.pdf?la=en> and <https://portal.ct.gov/-/media/Coronavirus/20200330-DOH-Notice-and-Order-Regarding-Statutory-and-Regulatory-Administrative-Deadlines-for-Depart.pdf?la=en>

**Executive Order 7P Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7P.pdf>

- ☐ **7S-1 - Relief from certain municipal tax deadlines and collection efforts:** Requires municipalities to enact one or both of two options for providing temporary tax forbearance of property tax collection and reduced interest on delinquent tax payments to property owners under certain conditions, including that landlords agree extend commensurate forbearance to commercial, residential, or institutional tenants for the duration of the deferment. ((NOTE: OPM has Guidance on this EO - Link at the end of this section))
- a. **Deferment Program.** During the period of March 10, 2020, through and including July 1, 2020, municipalities participating in the Deferment Program shall offer to eligible taxpayers, businesses, nonprofits, and residents a deferment by ninety (90) days of any taxes on real property, personal property or motor vehicles, or municipal water, sewer and electric rates, charges or assessments for such tax, rate, charge, or assessment from the time that it became due and payable. ... participating municipalities may, upon approval of its local legislative body, or, in any town in which the legislative
  - b. **Low Interest Rate Program.** For municipalities participating in the Low Interest Rate Program, notwithstanding Section 12-146 of the General Statutes, (i) the delinquent portion of the principal of any taxes on real property, personal property or motor vehicles, or municipal water, sewer and electric charges or assessments or part thereof shall be subject to interest at the rate of three (3) per cent per annum for ninety days from the time when it became due and payable until the same is paid, for any such tax, rate, charge, or assessment due and payable from March 10 through and including July 1, 2020, unless such delinquent portion is subject to interest and penalties at less than three (3) per cent per annum. Following the ninety days, the portion that remains delinquent shall be subject to interest and penalties as previously established; and (ii) any portion of the principal of any taxes on real property, personal property or motor vehicles, or municipal water, sewer and electric rates, charges or assessments or part thereof that had been delinquent on or prior to March 10, shall be subject to interest at the rate of three (3) per cent per annum for ninety days from this Order, unless such delinquent portion is subject to interest and penalties at less than three (3) per cent per annum. Following the ninety (90) days, the portion that remains delinquent shall be subject to interest and penalties as previously established.
  - c. **Eligibility of Landlords.** In order for a landlord, or any taxpayer that rents or leases to any commercial, residential, or institutional tenant or lessee, to be eligible for the Deferment Program, said landlord must provide documentation to the municipality that the parcel has or will suffer a significant income decline or that commensurate forbearance was offered to their tenants or lessees. Any taxpayer that rents or leases to any commercial, residential, or institutional tenant or lessee shall only be eligible for the Low Interest Rate Program if said landlord offers commensurate forbearance to tenants or lessees, upon their request.
  - d. **Escrow Payments.** Financial institutions and mortgage servicer that hold property tax payments in escrow on behalf of a borrower shall continue to remit property taxes to the municipality, so long as the borrower remains current on their mortgage or is in a forbearance or deferment program, irrespective of the borrower's eligibility for or participation in the Deferment Program or the Low Interest Rate Program.
  - e. **Liens Remain Valid.** Nothing in this order affects any provision of the Connecticut General Statutes relating to continuing, recording and releasing property tax liens and the precedence and enforcement of taxes, rates, charges and assessments shall remain applicable to any deferred tax, rate, charge or assessment or installment or portion thereof.

- ❑ **7S-8 - Suspension of reapplication filing requirement for the homeowners' elderly/disabled circuit breaker tax relief program and for the homeowners' elderly/disabled freeze tax relief program:** Allows recipients of this benefit to receive the benefit for the coming year without re-certifying their eligibility. - Sections 12-170aa(e) and (f) and Sections 12-129b and 12-129c

**Executive Order 7S Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7S.pdf>

- ❑ **7V-1 - Safe workplaces in essential businesses:** Requires the Department of Economic and Community Development to work in consultation with the Department of Public Health on the development of legally binding statewide rules prescribing additional protective measures that every workplace in Connecticut deemed essential – and any other business or nonprofit allowed to remain open – must follow. Such rules will be mandatory throughout the state.

- Immediately upon Governor Lamont's signing of this executive order, the Department of Economic and Community Development published the Safe Workplaces Rules for Essential Employers on its website, outlining guidance for these businesses. These rules go into effect immediately.
- Nothing in such rules or this order shall supersede Executive Order No. 7S, Section 1, or the "Safe Stores" rules
- ✓ Go to DECD's website for the most recent guidance: <https://portal.ct.gov/DECD/Content/Coronavirus-Business-Recovery/Safe-Workplace-Rules-for-Essential-Employers>

**Executive Order 7V Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7V.pdf>

- ❑ **7X-1 - (See 7DDD for changes) Protections for Residential Renters Impacted by COVID-19.** Effective immediately and for the duration of the public health and civil preparedness emergency declared on March 10, 2020 including any period of extension or renewal:

- No Notice to Quit or Service of Summary Process Before July 1 (Sec. 47a-23)
- Automatic 60-Day Grace Period for April Rent (Sec. 47a-15a )
- 60-Day Grace Period for May Rent, Upon Request (Sec. 47a- 15a)
- Application of Additional Security Deposit to Rent, Upon Request (Sec 47a-21)

**Executive Order 7X Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7X.pdf>

- A landlord may not serve a notice to quit requiring a tenant to vacate a unit or initiate an eviction action in court, other than for serious nuisance, until July 1, 2020.
- Tenants are provided an automatic extension of 60 days for the payment of rent due for April, 2020. No action may be taken against a tenant for the late payment of rent for April, 2020, including the service of a notice to quit, initiation of an eviction action, late fees or penalties, or reporting to a credit bureau or screening service, as long as rent is paid within 60 days of the date on which it is due.
  - ✓ Note that tenants who are financially able to do so are advised to pay their scheduled rent on time.
  - ✓ Tenants taking advantage of the April grace period should communicate with their landlord.
  - ✓ The intention of the grace period is to allow for the delay in receiving unemployment benefits.
- or decrease in revenue specifically as a result of the COVID-19 pandemic.
- If a tenant has paid a security deposit of more than one month's rent, a landlord may, upon tenant's request, apply the amount of the security deposit that exceeds one month's rent to pay a portion of the rent due for April, May, or June, 2020. A tenant must notify his or her landlord in writing that he or she has become fully or partially unemployed or has had a significant increase in expenses or decrease in revenue specifically as a result of the COVID-19 pandemic.

- ✓ Note that this is only an option for tenants whose landlord is holding MORE than one month's rent as a security deposit.

Department of Housing - [https://portal.ct.gov/-/media/DOH/Executive-Order-7X-FAQ\\_final.pdf?la=en](https://portal.ct.gov/-/media/DOH/Executive-Order-7X-FAQ_final.pdf?la=en)

- ☐ **7Z-2 - In-person attendance requirement (CGS 12-113) suspended for assessment appeals:** Allows property owners or their attorney or agent to appear before a board of assessment appeals using remote technology instead of in person.

**Executive Order 7Z Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7Z.pdf>

- ☐ **7BB-1 - (Repealed and Replaced by EO 7NNN)** Cloth face coverings or higher level of protection required in public wherever close contact is unavoidable - Each employee shall be required to wear a mask or other cloth material that covers his or her mouth and nose at all times while in the workplace. Towns shall issue such masks or cloth face coverings to their employees. In the event a town is unable to provide masks or cloth face coverings to employees because of shortages or supply chain difficulties, towns must provide the materials and CDC tutorial about how to create a cloth face covering, or compensate employees for the reasonable and necessary costs employees expend on such materials to make their own masks or cloth face coverings.

- Nothing in these rules shall require the use of a mask or cloth face covering by anyone for whom doing so would be contrary to his or her health or safety because of a medical condition.
- If a person declines to wear a mask or face covering because of a medical condition as described above, such person shall not be required to produce medical documentation verifying the stated condition

**Executive Order 7BB Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7BB.pdf>

- ☐ **7JJ-10 - Applicability of Executive Order No. 7S, Section 8** - Suspension of Reapplication Filing Requirement for the Homeowners' Elderly/Disabled, Circuit Breaker Tax Relief Program and for the Homeowners' Elderly/Disabled Freeze Tax Relief Program. The biennial filing requirements in Sections 12-129n and Sections 12-170v and 12-170w of the Connecticut General Statutes for any taxpayers who were granted the benefit for the Grand List year 2017 and who are required to re-certify for the Grand List year 2019, are suspended and such taxpayers shall automatically maintain their benefits for the next biennial cycle ending in Grand List year 2021.

**Executive Order 7JJ Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7JJ.pdf>

- ☐ **7UU - 2 - Determination of Suitable Work.** For any claim submitted covering May 17 through July 25, Section 31-236-5 of the Regulations of Connecticut State Agencies is modified to read, "In determining whether or not work offered is suitable for an individual, the Administrator shall consider the degree of risk to the individual's health or, due to the COVID-19 public health emergency, the health of a member of that individual's household. In determining the degree of risk, the Administrator may consider the individual's or household member's health, his or her physical capabilities, the physical and mental requirements of the job, working conditions and the existence of any medical documentation concerning the individual's limitations. Where an unreasonable risk to the individual's health or, due to COVID 19, the health of a member of that individual's household is established, the Administrator shall find the work to be unsuitable for the individual."

**Executive Order 7UU Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7UU.pdf>

- ☐ **7XX - 3 - Suspension of the Involuntary Discharge of Nursing Facility Residents Who May Be Discharged to Homeless Shelters, Except in Emergency Situations or With Respect to COVID-19 Recovered Discharges.** The involuntary discharge of residents from nursing facilities pursuant to Section 19a-535 of the Connecticut General Statutes, where the nursing facility's notice of intent to discharge identifies one or more homeless shelters as the location to which the discharge is intended, is hereby suspended, effective immediately and for the duration of the COVID-19 declared public health and civil preparedness emergency, and any hearing or decision in connection with the involuntary discharge of a resident pursuant to Section 19a-535 of the Connecticut General Statutes, where the

notice of intent to discharge identifies one or more homeless shelters as the location to which discharge is intended, including related level of care hearings or decisions, are immediately stayed for the duration of the COVID-19 declared public health and civil preparedness emergency, with the exception of: (1) any emergency situation in which a failure to effect an immediate discharge of a resident would endanger the health, safety or welfare of the resident or other residents, including, but not limited to, the resident's refusal to comply with established infection control or social distancing measures intended to reduce the transmission of COVID-19 that could also endanger staff; or (2) any COVID-19 Recovered Discharge, as that term is defined by, and established pursuant to, Executive Order No. 7Y, issued April 11, 2020.

- **7XX-4 - Suspension of the Involuntary Discharge of Residential Care Home Residents Who May Be Discharged to Homeless Shelters, Except in Emergency Situations.** The involuntary discharge of residents from residential care homes pursuant to Section 19a-535a of the Connecticut General Statutes, where the notice of intent to discharge identifies one or more homeless shelters as the location to which the discharge is intended is hereby suspended, effective immediately and for the duration of the COVID-19 declared public health and civil preparedness emergency, and any hearing or decision in connection with the involuntary discharge of a resident pursuant to Section 19a-535a of the Connecticut General Statutes where the notice of intent to discharge identifies one or more homeless shelters as the location to which discharge is intended are immediately stayed for the duration of the COVID-19 declared public health and civil preparedness emergency, with the exception of any emergency situation in which a failure to effect an immediate discharge of a resident would endanger the health, safety or welfare of the resident or other residents including, but not limited to, the refusal to comply with established infection control or social distancing measures intended to reduce the transmission of COVID-19 that could also endanger staff.

**Executive Order Link 7XX Link:** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7XX.pdf>

- **7AAA - 4 - Mandatory COVID-19 Testing for Staff of Private and Municipal Nursing Home Facilities, Managed Residential Communities, and Assisted Living Services Agencies.** Executive Order No. 7UU, Section 1, dated June 1, 2020, is hereby repealed and replaced with the following: There shall be a program of mandatory testing for COVID-19 of the staff of private and municipal nursing home facilities, managed residential communities, and assisted living services agencies as detailed below:
  - b. **Mandatory COVID-19 Testing of Managed Residential Community Staff.** Section 19a-694 of the Connecticut General Statutes is hereby modified to require that a managed residential community, beginning not later than the week starting June 28, 2020, shall weekly test members of the managed residential community staff for COVID-19 who have not previously tested positive for COVID-19, and shall continue such weekly testing for the duration of the public health and civil preparedness emergency, or until testing identifies no new cases of COVID-19 among residents or staff over at least 14 days since the most recent positive result, whichever occurs first. All such testing shall be performed in accordance with the most recent guidance issued by the Department of Public Health, as such guidance may be revised from time to time. Weekly testing of such managed residential community staff shall restart if a new case of managed residential community-onset COVID-19 is identified in a resident or staff member of such managed residential community.
  - d. **Definition of Staff.** For purposes of this order, staff shall be defined as all personnel working in a private or municipal nursing home facility, managed residential community or assisted living services agency, including, but not limited to, administrators, medical staff, employees, per diem staff, contractors with a regular presence in the facility, private duty patient or resident-contracted individuals, dietary, laundry and housekeeping personnel, and volunteers.
  - e. **Order for Testing.** The medical order for any such testing shall be obtained for all staff by such private or municipal nursing home facility, managed residential community or assisted living services agency from an appropriately licensed practitioner capable of issuing such orders within his or her scope of practice or permitted to do so by law, including any executive order.

**Executive Order 7AAA Link -** <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7AAA.pdf>

- **7DDD - 1 - Extended Protections for Residential Renters Affected by COVID-19.** In addition to the provisions in Executive Order No. 7X, Section 1, the following provisions shall take effect immediately:
  - a. **No Notice to Quit or Service of Summary Process Before August 22.** Section 47a-23 of the Connecticut General Statutes is modified to additionally provide, "(g) No landlord of a dwelling unit, and no such landlord's legal

representative, attorney-at-law, or attorney-in-fact, shall, before August 22, 2020, deliver or cause to be delivered a notice to quit or serve or return a summary process action, for any reason set forth in this chapter or in sections 21-80 et seq. of the Connecticut General Statutes, except for nonpayment of rent due on or prior to February 29, 2020 or for serious nuisance as defined in section 47a-15 of the Connecticut General Statutes.” All notices to quit for nonpayment of rent issued before August 22 shall specify and recite the period of nonpayment of rent prior to February 29, 2020 for which rent has not been paid.

- b. **Extended Opportunity to Apply Additional Security Deposit to Rent, Upon Request.** Executive Order No. 7X, Section 1.d. is superseded by the following: Section 47a-21 is modified to additionally provide, “(m) Upon the written request of a tenant of a dwelling unit who is not enrolled in the security deposit guarantee program established by the Commissioner of Housing pursuant to Section 8-339 of the Connecticut General Statutes, who has paid a security deposit in an amount that exceeds one month’s rent, and who provides written notice, including but not limited to in written electronic communication, that he or she has become fully or partially unemployed or otherwise sustained a significant loss in revenue or increase in expenses as a result of the COVID-19 pandemic, a landlord of such unit shall withdraw an amount of said deposit equal to the amount in excess of one month’s rent from an escrow account and apply it toward the rent due in April, May, or June, July or August 2020. Notwithstanding subsection (h) of this section, an escrow agent may withdraw funds from an escrow account to comply with such a request. The amount withdrawn by the escrow agent and applied toward the rent due shall no longer be considered an amount of the security deposit for any purpose, including but not limited to the calculation of interest, assignment to successor, and the payment of security deposit and interest at the termination of a tenancy. Notwithstanding subsection (b) of this section, no landlord who has complied with such a request may demand the security deposit be restored to an amount that exceeds one month’s rent earlier than the later of the end of the public health and civil preparedness emergency declared on March 10, 2020, including any period of extension or renewal of such emergency, or the date the rental agreement is extended or renewed.

Except as expressly provided herein, nothing in this order shall relieve a tenant of liability for unpaid rent or of the obligation to comply with other terms of a rental agreement or statutory obligations pursuant to Connecticut law. Except as expressly provided herein, nothing in this order shall relieve a landlord of the obligation to comply with a rental agreement or statutory obligations pursuant to Connecticut law.

**Executive Order 7DDD Link** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7DDD.pdf>

- **7GGG-1 - Authorization for Temporary Rental Housing Program.** Effective immediately and for six months from the date of this order, unless earlier modified or extended, Sections 8-347, 8-347a and 8-348 of the Connecticut General Statutes and any associated regulations are modified to authorize the Commissioner of the Connecticut Department of Housing to modify, waive or exempt certain provisions contained therein only to the extent necessary to create and administer a temporary program of rental housing assistance to benefit tenants who meet certain criteria to be established by the Commissioner, in consultation with the Secretary of the Office of Policy and Management and Office of the Governor. Modifications and waivers to the rent bank program requirements, as well as fiscal information about the temporary program and assistance provided, shall be reported to the Office of Policy and Management and the Office of the Governor not later than the final Thursday of each month, beginning in August 2020, for the duration of the temporary relief program.
- **7GGG-2 - Temporary Mortgage Relief Program.** Effective immediately and for six months from the date of this order, unless earlier modified, extended, or terminated, Sections 8-265cc through 8-265kk of the Connecticut General Statutes are modified to authorize the Chief Executive Officer of the Connecticut Housing Finance Authority (CHFA) to modify or waive requirements of those statutes, known as the Emergency Mortgage Assistance Program (“EMAP”), only to the extent necessary to create and administer a temporary program of mortgage assistance for borrowers who meet certain criteria to be established by Commissioner of the Department of Housing, in consultation with the Secretary of the Office of Policy and Management and Office of the Governor, to mitigate the effects of the COVID-19 pandemic and thereby prevent homelessness.

Modifications and waivers to the EMAP program requirements, as well as fiscal information about the program and assistance provided, shall be reported to the CHFA board of directors and the Office of the Governor not later than the final Thursday of each month, beginning in August 2020, for the duration of the temporary relief program.

**Executive Order Link 7GGG** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7GGG.pdf>

- **7NNN - 1 - Executive Order No. 7BB, Section 2, issued on April 17, 2020, is repealed.** Effective immediately, any person in a public place in Connecticut, whether indoors or outdoors, who does not maintain a safe social distance of approximately six feet from every other person shall cover their mouth and nose with a mask or cloth face-covering. In addition, individuals shall use a mask or cloth face covering when using the services of any taxi, car, livery, ride-sharing or similar service, or any means of mass public transit, or while within any semi-enclosed transit stop or waiting area.
  - a. Nothing in this order shall require the use of a mask or cloth face covering by anyone for whom doing so would be contrary to his or her health or safety because of a medical condition, a child in a child care setting, or anyone under the age of 2 years. Any person who declines to wear a mask or face covering because of a medical condition shall be exempt from this order and any requirement to wear masks in Sector Rules or other rules issued by the Commissioner of the Department of Economic and Community Development (DECD), but only if such person provides written documentation that the person is qualified for the exemption from a licensed medical provider, the Department of Developmental Services or other state agency that provides or supports services for people with emotional, intellectual or physical disabilities, or a person authorized by any such agency. Such documentation need not name or describe the condition that qualifies the person for the exemption
  - b. The Commissioner of DECD shall issue updated versions of Sector Rules, Safe Workplace Rules for Essential Employers, or other rules issued pursuant to previous executive orders, which updated versions shall set forth updated requirements for face coverings within those settings, and which, when complied with, shall constitute compliance with this order.
  - c. This order shall supersede and preempt any current or future municipal order whenever such order conflicts with this order.

**Executive Order Link 7NNN** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-7NNN.pdf>

- **9E - 1 - Extension of Eviction Moratorium.** The provisions of Executive Order No. 7X, Section 1, as modified by Executive Order Nos. 7NN, Section 4, 7DDD, Section 1, and 7OOO, Section 3 shall remain in effect until January 1, 2021, with the following modifications:
  - a. No Notice to Quit or Service of Summary Process Before January 1, 2021. Section 47a-23 of the Connecticut General Statutes is modified to provide, "(g) No landlord of a dwelling unit, and no such landlord's legal representative, attorney-at-law, or attorney-in-fact, shall, before January 1, 2021, deliver or cause to be delivered a notice to quit or serve or return a summary process action, for any reason set forth in this chapter or in sections 21-80 et seq. of the Connecticut General Statutes, except for nonpayment of rent due on or before February 29, 2020, for serious nonpayment of rent as defined herein, for serious nuisance as defined in section 47a-15 of the Connecticut General Statutes, or, provided the notice to quit is not delivered during the term of any existing rental agreement, for a bona fide intention by the landlord to use such dwelling unit as such landlord's principal residence. For the purposes of this subsection, 'serious nonpayment of rent' means a rent arrearage equal to or greater than six months' worth of rent due on or after March 1, 2020, which shall exclude all other costs, fees, attorney fees, and other charges arising from the tenancy."
  - b. All notices to quit issued before January 1, 2021 shall be delivered with a copy of the Declaration ("CDC Declaration") attached to the CDC Order "Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19," 85 FR 55292 (September 4, 2020) ("CDC Order"). The CDC Declaration shall be attached in English and Spanish. Upon delivery of the executed CDC Declaration to the landlord, landlord's legal representative, attorney-at-law, or attorney-in fact by a tenant or representative of the tenant, the landlord shall immediately and for the effective period of the CDC Order cease all action to evict.
  - c. All notices to quit for nonpayment of rent for rent due on or before February 29, 2020 that are issued before January 1, 2021 shall specify and recite the period of nonpayment of rent before February 29, 2021 for which rent has not been paid.
  - d. All notices to quit and all complaints in summary process actions for serious nonpayment of rent that are issued before January 1, 2021 shall specify and recite the amount of the rent arrearage due on or after March 1, 2020, the months for which rent has not been paid, and in what amounts.



- e. All notices to quit issued before January 1, 2021 based upon the bona fide intention by the landlord to use such premises for the landlord's principal residence shall state that reason and specify the expiration date of the lease.

**Executive Order Link 9E** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-9E.pdf>

- ☐ **9F.1 - Amendments to Size Restrictions on Certain Gatherings.** Effective on October 8, 2020, Executive Order No. 7TT, Section 2 is amended to provide that religious, spiritual, or worship gatherings, if held indoors, are limited to no more than 50 percent of the building's capacity or a maximum of 200 people, whichever is lower, and such services, if held outdoors, are limited to the number of people that can be accommodated safely by the venue or location provided that all persons present wear masks, unless speaking from designated safe locations, and that a distance of 6 feet is maintained between all persons or groups not from the same household.

**Executive Order Link 9F** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-9F.pdf>

- ☐ **9K.1 - Repeal of Municipal Authority and Return to Statewide Protective Measures.** Executive Order Nos. 9G, Section 1 and 9J, Section 1 are hereby repealed.

**Executive Order Link 9K** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-9K.pdf>

- ☐ **9T.1 - Extension of Eviction Moratorium.** The provisions of Executive Order No. 7X, Section 1, as modified by Executive Order Nos. 7NN, Section 4, 7DDD, Section 1, 7OOO, Section 3, and 9H, Section 2 shall remain in effect until February 9, 2021, with the following modifications:

- a. No Notice to Quit or Service of Summary Process Before February 9, 2021. Section 47a-23 of the Connecticut General Statutes is modified to provide: "(g) No landlord of a dwelling unit, and no such landlord's legal representative, attorney-at-law, or attorney-in-fact, shall, before February 9, 2021, deliver or cause to be delivered a notice to quit or serve or return a summary process action, for any reason set forth in this chapter or in sections 21-80 et seq. of the Connecticut General Statutes, except for nonpayment of rent due on or before February 29, 2020, for serious nonpayment of rent as defined herein, for serious nuisance as defined in section 47a-15 of the Connecticut General Statutes, or, provided the notice to quit is not delivered during the term of any existing rental agreement, for a bona fide intention by the landlord to use such dwelling unit as such landlord's principal residence. For the purposes of this subsection, 'serious nonpayment of rent' means a rent arrearage equal to or greater than six months' worth of rent due on or after March 1, 2020, which shall exclude all other costs, fees, attorney fees, and other charges arising from the tenancy."
- b. All residential notices to quit issued before February 9, 2021, except those for serious nuisance, shall be delivered with a copy of the [CDC Declaration](#) accompanying the CDC Order, "[Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19](#)," 85 FR 55292 (September 4, 2020), provided the CDC Order remains in effect. The CDC Declaration, which may be found in translation at <https://nlihc.org/coronavirus-and-housing-homelessness/national-eviction-moratorium>, shall be delivered in English and Spanish.
- c. All residential notices to quit for nonpayment of rent for rent due on or before February 29, 2020 that are issued before February 9, 2021 shall specify and recite the period of nonpayment of rent before February 29, 2020 for which rent has not been paid.
- d. All residential notices to quit and all complaints in summary process actions for serious nonpayment of rent that are issued before February 9, 2021 shall specify and recite the amount of the rent arrearage, the months for which rent has not been paid, and in what amounts.
- e. All residential notices to quit issued before February 9, 2021 based upon the bona fide intention by the landlord to use such premises for the landlord's principal residence shall state that reason and specify the expiration date of the lease.
- f. No residential landlord subject to this order may deliver or cause to be delivered a notice to quit or judgment of eviction from the effective date of this order through January 2, 2021.
- g. Section 47a-42 of the Connecticut General Statutes is modified to additionally provide: "No state marshal charged with executing upon any judgment of eviction pursuant to Section 47a-26, 47a-26a, 47a-26b or 47a-26d of the Connecticut General Statutes for the recovery of possession or occupancy of residential property shall execute upon any such judgment before January 2, 2021."

- h. Section 49-22 of the Connecticut General Statutes is modified to additionally provide: "No state marshal charged with executing upon an ejectment on a foreclosure judgment in any action brought for the foreclosure of a mortgage or lien upon land, or for any equitable relief in relation to land, shall execute upon any such ejectment on a foreclosure judgment relating to residential real property, as defined in Section 49-31k of the Connecticut General Statutes, before January 2, 2021."
- i. The provisions of Executive Order No. 7DDD, Section 1 concerning application of security deposits in excess of one month's rent shall additionally apply to rent due from October 1, 2020 through February 9, 2021.

**Executive Order Link 9T** - <https://portal.ct.gov/-/media/Office-of-the-Governor/Executive-Orders/Lamont-Executive-Orders/Executive-Order-No-9T.pdf>

## Executive and Agency Guidance

☐ **Department of Housing - Guidance for Executive Order 7P Safe Housing for People Experiencing Homelessness:** <https://portal.ct.gov/-/media/Coronavirus/20200331-DOH-Notice-and-Order-Regarding-Executive-Order-7P-Safe-Housing-for-People-Experiencing-Home.pdf?la=en>

- ✓ Homeless and other shelter providers as well as providers of other congregant housing may contact their respective Coordinated Access Network Manager(s) (each a "CAN Manager"), which individual(s) shall be the point of contact for such providers to gain access to the Alternate Housing.
- ✓ The CAN Managers are hereby requested to promptly assist homeless shelter providers and other providers of other congregant housing to access the Alternate Housing pursuant to the framework and terms and conditions of all agreements entered into by DOH and/or other state agencies or offices and the owners or the duly authorized representatives of the owners of the Alternate Housing, in order to protect public health and safety by lowering the risk of COVID-19 transmission.

☐ **Statutory and Regulatory Administrative Deadlines for Department of Housing Administrative Hearings** - <https://portal.ct.gov/-/media/Coronavirus/20200330-DOH-Notice-and-Order-Regarding-Statutory-and-Regulatory-Administrative-Deadlines-for-Depart.pdf?la=en>

- a. Statutory and/or regulatory deadlines setting forth the date by which an administrative hearing or other proceeding shall be scheduled and held by the agency;
- b. Statutory and/or regulatory deadlines setting forth the time(s) in which the agency shall issue a written decision or administrative determination;
- c. Statutory and/or regulatory deadlines setting forth the time by which an aggrieved person may request reconsideration or agency review of an agency decision or determination;
- d. Statutory and/or regulatory deadlines setting forth the time by which DOH shall respond to a request for reconsideration or agency review of an agency decision or determination;
- e. Statutory and/or regulatory deadlines for the issuance of any notices in connection with administrative hearings, determinations or other proceedings.

If ninety (90) calendar days after a statutory and/or regulatory deadline extends such deadline until after June 30, 2020, the deadline will be deemed to be June 30, 2020.

This order includes all administrative hearings, administrative determinations and administrative proceedings within DOH's jurisdiction, including but not limited to those authorized in connection with:

- a. the State Rental Assistance Program pursuant to Conn. Gen. Stat. § 8-345 and the Regulations of Connecticut State Agencies ("RCSA") §§ 17b-8-12 - 14;
- b. the Housing Choice Voucher program administered by DOH pursuant to 42 U.S.C. § 1437f, 24 C.F.R. § 982.555 and the Plan for the Administration of the U.S. Housing and Urban Development Section 8 Housing Choice Voucher Program effective July 2019;
- c. the Security Deposit Guarantee Program pursuant to Conn. Gen. Stat. § 8-339 and RCSA § 17b-802-12

- d. the Uniform Relocation Assistance Act pursuant to Conn. Gen. Stat. § 8-278 and RCSA § 8-273-1;
- e. the disposal of housing projects by housing authorities pursuant to Conn. Gen. Stat. § 8-64a;
- f. requests for declaratory rulings pursuant to Conn. Gen. Stat. § 4-176; and
- g. any and all other administrative hearings, proceedings or determinations pursuant to Chapter 54 of the Connecticut General Statutes.

This order applies to all administrative hearings, determinations and proceedings held by DOH or by an authorized contractor or agent acting on DOH's behalf.

This order shall take effect immediately and shall remain in effect until June 30, 2020 unless earlier modified or terminated by further Notice and Order.

□ **Assistance for Renters, Homeowners, and Residential Landlords Impacted by COVID-19 Emergency Connecticut (6/29/20)**

Governor Lamont announced today (6/29/20) a comprehensive plan to put more than \$33 million in state and federal resources to work providing emergency assistance to renters, homeowners, and residential landlords impacted by the COVID-19 public health emergency. Elements of this plan include:

- ✓ \$10 million rental assistance program for Connecticut residents impacted by COVID-19, administered through the Department of Housing, which will provide payments to landlords on behalf of approved tenant applicants, with a priority on lower-income households who have been denied unemployment insurance;
- ✓ \$5 million for eviction prevention to help renters who were in the process of eviction before the declaration of the COVID-19 public health emergency;
- ✓ \$10 million to provide mortgage relief to homeowners who have suffered impacts from COVID-19 and whose mortgages are not federally insured, administered by the Connecticut Housing Finance Authority (CHFA);
- ✓ \$4 million in rapid rehousing funds to help people pay costs like security deposits and initial rent to exit homelessness to housing, administered by the Department of Housing
- ✓ \$2.5 million rental assistance program for those who are ineligible for emergency assistance through the federal CARES Act, including those who are undocumented, administered by the Department of Housing;
- ✓ \$1.8 million in funding for reentry and rehousing assistance for people exiting incarceration, administered by the Connecticut Coalition to End Homelessness;
- ✓ Extending the residential eviction moratorium to August 25, bringing Connecticut's measures in line with federal measures (the CARES Act prevents evictions from most properties until late summer); and
- ✓ Extending the opportunity to apply a portion of any security deposit worth more than one month's rent toward rental payments.
- ✓ All housing assistance programs administered through the state and through CHFA will include housing counseling to help renters and homeowners problem solve and develop plans to pay housing costs going forward.

In addition to this assistance through the state, large Connecticut cities received \$10 million under the CARES Act Emergency Solution Grants program to prevent homelessness and support homeless populations. The Connecticut Department of Housing is encouraging those municipalities to allocate some of that funding to provide rent arrearage assistance for low and very low-income families that are struggling to make ends meet.

Governor Lamont previously allowed and encouraged municipalities to provide homeowners a 90-day grace period on any property taxes due through July 1. His administration also partnered with local financial institutions to provide mortgagors financially impacted by COVID-19 more time to make their payments.

For more information on the resources, please see the following websites:

- Connecticut Department of Housing: [portal.ct.gov/doh](http://portal.ct.gov/doh)
- Connecticut Housing Finance Authority (CHFA): [www.chfa.org](http://www.chfa.org)
- Connecticut Coalition to End Homelessness (CCEH): [cceh.org](http://cceh.org)

- ❑ **Housing Signage:** <https://portal.ct.gov/-/media/DOH/State-of-CT-COVID-19-Posters-All.pdf>
- ❑ **HUD Flyer Addressing Tenant Concerns Regarding Rent and the Temporary Suspension of Evictions for Nonpayment of Rent:** [https://content.govdelivery.com/attachments/USHUDPIH/2020/04/28/file\\_attachments/1438116/PIH%20Tenant%20Flyer%20on%20the%20Eviction%20Moratorium%20Flyer\\_Published.pdf](https://content.govdelivery.com/attachments/USHUDPIH/2020/04/28/file_attachments/1438116/PIH%20Tenant%20Flyer%20on%20the%20Eviction%20Moratorium%20Flyer_Published.pdf)
- ❑ **Temporary Rental Housing Assistance Program (Department of Housing of Housing -** <https://portal.ct.gov/DOH/DOH/Programs/Temporary-Housing-Assistance-Initiatives>)

- ✓ This program is available as of July 15, 2020.
- ✓ Potential Applicants will be directed to Centralized Call Center of Threshold Eligibility, after which a detailed application must be completed, including verification of documentation.
- ✓ Initial priority for assistance will be targeted at individuals and families who have been denied unemployment assistance from the Department of Labor.
- ✓ If you are unemployed/under-employed and have not yet filed for unemployment assistance, you should do so as soon as possible.
- ✓ Please make every attempt to remain in contact with your landlord, and to make rental payments.
- ✓ Watch the Department of Housing website for additional information.

Call the Call Center at 1-860-785-3111 to determine eligibility

✓ Additional program guidelines:

- ▶ TRHAP Program Description Flyer - <https://portal.ct.gov/-/media/DOH/TRHAP-Program-Description-For-Website.pdf>
- ▶ Application Materials - <https://portal.ct.gov/DOH/DOH/Additional-program-pages/TRHAP-Application-Materials>
- ▶ FAQs

✓ Temporary - Mortgage Assistance Program (Connecticut Housing Finance Authority)

- ▶ This program is available as of July 15, 2020.
- ▶ Visit the Connecticut Housing Finance Authority website for program guidelines and processes. - <https://www.chfa.org/covid19-updates/>
- ▶ Flyer - <https://portal.ct.gov/-/media/DOH/ATRMAP-Materials/Temporary-Mortgage-Assistance-Program-TMAP-FLYER.pdf>

- ❑ **Governor Lamont Doubles Funding for Housing Assistance Program To Prevent the Spread of COVID-19, Extends Eviction Moratorium To End of 2020** - <https://portal.ct.gov/Office-of-the-Governor/News/Press-Releases/2020/09-2020/Governor-Lamont-Doubles-Funding-for-Housing-Assistance-Program>

*(HARTFORD, CT) – Governor Ned Lamont announced today that he is doubling funding for the previously announced Temporary Rental Housing Assistance Program (TRHAP) for Connecticut residents impacted by COVID-19 from \$20 million to \$40 million.*

*The program provides up to \$4,000 to landlords on behalf of approved tenant applicants. It is funded through the CARES Act's Coronavirus Relief Fund and administered by the Connecticut Department of Housing in partnership with the Connecticut Housing Finance Authority (CHFA) and 11 housing counseling agencies across the state.*

*To expedite payments, the Department of Housing has worked with CHFA and the housing counseling agencies to streamline the application process, increase the number of staff processing applications, and create a web platform to accept applications from renters and small landlords. That web platform will be available when the program*

reopens to new applicants in mid-October. Under the new streamlined process, at least 40 assistance payments will be issued by the end of this week.

The additional \$20 million brings the total amount of state funding for renters, homeowners, and residential landlords impacted by COVID-19 up to \$63.3 million. In addition to the \$40 million rental assistance program, that funding provides mortgage relief to homeowners (\$10 million), supports renters who were facing eviction before the pandemic (\$5 million), rehouses people exiting homelessness or incarceration (\$5.8 million), and supports renters excluded from federal assistance because of their or their loved ones' immigration status (\$2.5 million). Connecticut's large cities also received \$10 million under the CARES Act Emergency Solution Grants program to prevent homelessness and support homeless populations.

**In addition, Governor Lamont today announced that he will soon sign an executive order that will extend to January 1, 2021 a residential eviction moratorium protecting tenants who were current on their rent at the beginning of the pandemic and have paid at least a portion of their rent since.**

That extension will bring this important measure to protect public health in line with neighboring states and provide the federal government additional time to deliver much-needed assistance to renters and homeowners. It will also complement a federal moratorium issued by the Centers for Disease Control and Prevention (CDC), which determined that in a pandemic, eviction moratoria are an effective public health measure because they facilitate self-isolation, allow state and local authorities to more easily implement stay-at-home and social distancing directives, and decrease the risk of unsheltered homelessness and the likelihood of individuals moving into congregate settings, such as shared housing and homeless shelters, especially as winter approaches and the temperature drops.

"Public health experts at the CDC have determined that supporting renters and landlords during this public health crisis is critical to controlling the spread of COVID-19," Governor Lamont said. "I'm trying to get people back to work and children back to school, and having a home you can call your own is a critical foundation for making that happen. Tenants who can pay their rent on time should do so, and landlords and tenants should work together to develop reasonable payment plans for these extraordinary circumstances. I thank Connecticut's Congressional delegation for their support of legislation to provide further assistance to our communities, including \$59 billion dollars for housing assistance in the revised HEROES Act proposal. It's long past time for Republicans to stop cruelly ignoring the pain American families are facing and start supporting funding for these commonsense emergency programs."

"Since the Temporary Housing Rental Assistance Program went live on July 15, we've received more than seven thousand submissions," Connecticut Housing Commissioner Seila Mosquera-Bruno said. "We paused intake because the program was slow. This allowed us to redesign it and increase staff capacity in anticipation of additional funding. I've always maintained to stakeholders that we are evaluating the program on an ongoing basis. The revisions that we've identified are a direct result of those evaluations. The increase in funding reflects Governor Lamont's commitment to help those families that have been affected by the pandemic and are in need of financial assistance to pay their rents."

"The need for this relief for renters is significant," Nandini Natarajan, chief executive officer of CHFA, said. "The additional staff resources and program revisions will allow applications to be processed in less time, getting the relief where it is needed most. In addition, expanding access to the website for small landlords will provide information they can use to plan their operations in the coming months."

## Continuity Issues

- Evictions and Foreclosures** - tenants who can't pay their rent as a result of the pandemic. Benefits from the CARES Act and State action are not indefinite. People were in need of similar assistance before the crisis and will be in need, perhaps greater, after the benefits terminate. This is an example of an existing problem - compounded by the pandemic - that will not go away without longterm solutions.
- Post Incarceration** - Housing options for people reentering the community after incarceration

- ❑ **Safety and Equity** - Persons with lower incomes and especially person of color are more vulnerable to the virus. Such housing tends to be smaller and more crowded - further exacerbating the situation - making social distancing harder.
- ❑ **Homelessness** - “The public health and economic crises created by the global COVID-19 pandemic are disproportionately impacting people experiencing homelessness, communities of color and people with disabilities and/or underlying health conditions. Homelessness assistance systems, most of which are strained in normal circumstances, are struggling to keep up with demand and be incorporated sufficiently into community-level public health and economic recovery activities. This crisis could be long-lasting – and we know that the longer the crisis lasts, the harder it will become for people experiencing homelessness and those with low or extremely low incomes to meet their basic needs, with Black and Hispanic people hit the hardest. Significant new funding to support the responses needed for this unprecedented situation is in the process of being allocated at the federal, state, and local levels.” - National Alliance to End Homelessness
- ❑ **Reopening Shelters and Visitations to public Housing**
- ❑ **Lending and Landlord financial impact of delayed or unpaid rents or mortgages**

### Suggested Best Practices

- ❑ **Form a Housing Advisory Team** - Put in place a special advisory committee made up of public housing officials, private sector landlords, homeless service providers, health department, building official, fire marshal, tenants (public and private housing based), DEMHS and social service agencies.
  - ✓ Such a body will provide a brand-based perspective and counsel regarding housing decision making
- ❑ **Follow the Most Recent Guidance Provided by the Department of Housing**
  - ✓ DOH Housing Notices and Orders Regarding COVID-19 - <https://portal.ct.gov/DOH/DOH/Housing-Notices---COVID-19>
- ❑ **Review, Understand and Train Town Personnel on:**
  - ✓ **Federal Fair Housing Act** - All municipalities have two kinds of obligations under the federal Fair Housing Act (FHA).
  - ✓ **Title VI of the Civil Rights Act** - All municipalities receiving any type of federal funds also have obligations under Title VI of the Civil Rights Act. This requires municipalities to, among other things, provide persons with Limited English Proficiency (LEP) meaningful access to government services. Your COG can assist in the preparation and training for these plans.
  - ✓ **Americans with Disabilities Act (ADA) and the Rehabilitation Act**
- ❑ **Eviction and Foreclosure Moratorium**
  - ✓ Extend, within the limits of a municipalities authority, all current Executive Order extensions and moratorium on rents not less than three months beyond the date of the lapse of the actual Executive Orders for public housing and request the same from the private sector
  - ✓ Develop a local program for rent relief
- ❑ **Homeless Population Protections**
  - ✓ Follow **Interim Guidance for Homeless Service Providers to Plan and Respond to Coronavirus Disease 2019 (COVID-19)**. This should include special sites to protect the homeless population, including (according to CDC):
    - ▶ Overflow sites to accommodate shelter decompression (to reduce crowding) and higher shelter demands
    - ▶ Isolation sites for people who are confirmed to be positive for COVID-19
    - ▶ Quarantine sites for people who are waiting to be tested, or who know that they were exposed to COVID-19
    - ▶ Protective housing for people who are at highest risk of severe COVID-19
- ❑ **Local housing Authorities Maintenance Operations and Offices** (*adapted from [mass.gov](https://www.mass.gov)*)

- ✓ Local housing authorities (LHA) should adjust their routine maintenance to decrease the spread of the coronavirus.
  - ▶ Maintenance staff should only enter occupied units to address emergency health and safety issues and health screening questions, in accordance with DPH and CDC guidance) should be asked of residents prior to staff entering.
  - ▶ LHAs should frequently clean and sanitize touch-points (doors, handrails, bathroom surfaces and handles, counters, fridge handles, etc. in common areas in accordance with CDC.). Split shifts or additional staffing is suggested to minimizing exposure.
  - ▶ Outdoor maintenance can proceed as normal - with no contact and proper social distancing
  - ▶ For resident and maintenance safety, precautions should be taken in every unit that is being entered. Staff should use proper precautions. When maintenance staff MUST enter a unit for EMERGENCY repairs, the following precautions should be taken:
    - ▶ Treat each unit as if it is an isolated positive case, and follow CDC social distancing and hygiene protocols at all times.
    - ▶ Use Personal Protective Equipment (PPE), if available, disposable gloves at a minimum.
    - ▶ Keep at least 6-8 feet of space from other persons in unit.
    - ▶ Wash hands thoroughly before and after entering unit.
    - ▶ Keep time in the unit as short as possible without compromising the required emergency repairs.
    - ▶ LHAs should seek to purchase Personal Protective Equipment (PPE) for maintenance staff entering units.
    - ▶ When emergency repairs are required in a unit with an isolated positive case, LHA's may consider a hazardous duty hourly pay premium under union applicable contracts pay for maintenance workers that need that service that unit.

#### ✓Office Operations

- ▶ Limit weekly office hours and should take steps to limit person to person contact and adhere to State and CDC guidance for re-opening
  - ▶ Enable staff that can - to remote work
  - ▶ Use, to the degree possible, drop boxes and e-forms
  - ▶ It is vitally important that LHAs continue leasing up units as far as possible to vulnerable households who, in absence of securing permanent affordable housing, will be left even further exposed and compromised during this crisis.  
LHAs are encouraged to restrict access to common areas such as community rooms and lobbies.
  - ▶ At common lobbies, or in office, LHAs should create a log system that will enable future contact tracing through DPH, in the event a resident, staff or visitor tests positive for COVID-19.
- ✓ For **re-opening** - Checklist for Homeless Service Providers During Community Re-opening (CDC) - <https://www.cdc.gov/coronavirus/2019-ncov/php/homeless-service-providers.html>

#### ☐ Guidance on Mask Management (World Health Organization - Advice on the use of masks in the context of COVID-19: Interim Guidance)

- ✓ For any type of mask, appropriate use and disposal are essential to ensure that they are as effective as possible and to avoid any increase in transmission. WHO offers the following guidance on the correct use of masks, derived from best practices in health care settings:
  - ✓ perform hand hygiene before putting on the mask;
  - ✓ place the mask carefully, ensuring it covers the mouth and nose, adjust to the nose bridge, and tie it securely to minimize any gaps between the face and the mask;
  - ✓ avoid touching the mask while wearing it;
  - ✓ remove the mask using the appropriate technique: do not touch the front of the mask but untie it from behind.
  - ✓ after removal or whenever a used mask is inadvertently touched, clean hands with an alcohol-based handrub, or soap and water if hands are visibly dirty;
  - ✓ replace masks as soon as they become damp with a new clean, dry mask;
  - ✓ do not re-use single-use masks;

✓ discard single-use masks after each use and dispose of them immediately upon removal.

**Resources**

- ❑ COVID-19 Signage - <https://portal.ct.gov/-/media/DOH/State-of-CT-COVID-19-Posters-All.pdf>
- ❑ COVID-19 Housing Resource Center - <https://covid19.nhc.org>
- ❑ DOH Housing Notices And Orders Regarding Covid-19 - <https://portal.ct.gov/DOH/DOH/Housing-Notices---COVID-19>
- ❑ CFHA - Covid-19 Updates & Resources - <https://www.chfa.org/covid19-updates/>
- ❑ Changes To J. D'amelia Operations During Covid-19 Pandemic - <https://portal.ct.gov/-/media/DOH/COVID-19-DOH-Guidance---Changes-to-J-DAmelia-Operations.pdf?la=en>
- ❑ Addressing Tenant Concerns Regarding Rent And The Temporary Suspension Of Evictions For Nonpayment Of Rent - [https://content.govdelivery.com/attachments/USHUDPIH/2020/04/28/file\\_attachments/1438116/PIH%20Tenant%20Flyer%20on%20the%20Eviction%20Moratorium%20Flyer\\_Published.pdf](https://content.govdelivery.com/attachments/USHUDPIH/2020/04/28/file_attachments/1438116/PIH%20Tenant%20Flyer%20on%20the%20Eviction%20Moratorium%20Flyer_Published.pdf)
- ❑ HOME Investment Partnerships Program FAQs - <https://portal.ct.gov/-/media/DOH/HOME-Program-CARES-Act-FAQ.pdf?la=en>
- ❑ National Alliance To End Homelessness - A Framework For Covid-19 Homelessness Response: Responding To The Intersecting Crises Of Homelessness And Covid-19 - <https://endhomelessness.org/a-framework-for-covid-19-homelessness-response-responding-to-the-intersecting-crises-of-homelessness-and-covid-19/>
- ❑ Resources For Advocates And Providers During COVID-19 - Partnership for Strong Communities - <https://www.pschohousing.org/resources-advocates-and-providers-during-covid-19>
- ❑ COVID-19 Guidance for Shared or Congregate Housing - <https://www.cdc.gov/coronavirus/2019-ncov/community/shared-congregate-house/guidance-shared-congregate-housing.html>
- ❑ COVID-19 Homeless Response, Connecticut Coalition to End Homelessness - <https://cceh.org/covid19/>
- ❑ COVID-19 Updates & Resources - CFHA - <https://www.chfa.org/covid19-updates/>
- ❑ Interim Guidance for Homeless Service Providers to Plan and Respond to Coronavirus Disease 2019 (COVID-19) - <https://www.cdc.gov/coronavirus/2019-ncov/community/homeless-shelters/plan-prepare-respond.html>
- ❑ Housing Policy Must Change in Wake of COVID-19 - <https://shelterforce.org/2020/03/24/housing-policy-must-change-in-wake-of-covid-19/>
- ❑ COVID-19 HOUSING RESOURCES - Harvard Joint Center for Housing Studies - <https://www.jchs.harvard.edu/covid-19-resources>
- ❑ HUD - COVID-19 Resources - <https://www.hud.gov/coronavirus> and [https://www.hud.gov/coronavirus/public\\_housing\\_agencies](https://www.hud.gov/coronavirus/public_housing_agencies)
- ❑ Housing Policy Must Change in Wake of COVID-19 - <https://shelterforce.org/2020/03/24/housing-policy-must-change-in-wake-of-covid-19/>
- ❑ After the CARES Act, What's Next for Housing? - <https://www.upforgrowth.org/news/after-cares-act-whats-next-housing>
- ❑ CARES Act Analysis: Housing Funding - <https://www.ncsl.org/ncsl-in-dc/publications-and-resources/cares-act-analysis-housing-funding.aspx>



## ACIR

### Best Practices Guidelines

- ❑ **Harvard Joint Center for Housing Studies - COVID-19 HOUSING RESOURCES** - <https://www.jchs.harvard.edu/covid-19-resources>
- ❑ **Interim Guidance for Homeless Service Providers to Plan and Respond to Coronavirus Disease 2019 (COVID-19)** - <https://www.cdc.gov/coronavirus/2019-ncov/php/homeless-service-providers.html>
- ❑ **COVID-19 Resources for Housing Authorities** - <https://www.nahro.org/news-publications/covid-19-resources-for-housing-authorities/>
- ❑ **How Commercial Landlords, Tenants Can Reach COVID-19 Compromises by Geoffrey F. Fay and Jonathan A. Kaplan Hartford Business Journal** - <https://www.pullcom.com/newsroom-publications-How-Commercial-Landlords-Tenants-Can-Reach-COVID-19-Compromises>
- ❑ **COVID-19 Guidance for Shared or Congregate Housing** - <https://www.cdc.gov/coronavirus/2019-ncov/community/shared-congregate-house/guidance-shared-congregate-housing.html>

The information contained in this document is not intended to provide legal advice and should be used only for guidance regarding various functions performed by municipalities. Individual questions regarding the applicability of Executive Orders should be directed to the Office of Policy and Management Intergovernmental Policy and Planning Division (IGPP) or the town's legal representative.

The Advisory Commission on Intergovernmental Relations (ACIR) is a 24-member agency of the State of Connecticut created in 1985 to study system issues between the state and local governments and to recommend solutions as appropriate. The membership is designed to represent the state legislative and executive branches, municipalities and other local interests, and the general public.

The role of ACIR, as contained in Section 2-79a of the Connecticut General Statutes, is to: (1) serve as a forum for consultation between state and local officials; (2) conduct research on intergovernmental issues; (3) encourage and coordinate studies of intergovernmental issues by universities and others; and (4) initiate policy development and make recommendations to all levels of government.

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