



STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



SECTION 8/RAP COVID-19 UPDATES

The following are the most recent **COVID-19 Updates for our DOH/JDA programs:**

1. **INSPECTIONS:** ALL annual inspections for both RAP and Section 8 participants will be postponed. You can approve rental increases for both RAP and Section 8 annual recertifications as long as the units meet rent reasonableness. You should use last year's inspection RR data.
2. **INSPECTIONS:** Initial inspections, Other Change of Unit inspections, Re-inspections for previously failed units, and complaint inspections will still be completed. We need to house clients especially our homeless!
3. **ANNUAL RECERTIFICATIONS, INTERIMS, MOVES:** The JDA Waterbury and New Haven offices are closed to the public. Annual recertifications, interims, and moves are being completed electronically. Documents can be accepted via fax, email, or US mail, and communicating by telephone.
4. **TERMINATIONS:** Proposed terminations and hearings are placed on HOLD for at least 60 days.
5. **EXTENSIONS:** Extensions on Section 8 Vouchers and RAP Certificates are extended indefinitely even without a written note from the new applicant.
6. **BRIEFINGS:** JDA is conducting S8 and RAP briefings via skype, facetime or telephone. JDA will email the caseworkers and/or applicants a briefing packet and then work with the caseworker and client to review the materials. JDA will make notations and documenting at the top of the Voucher or Certificate signature page on how the briefing was conducted. DOH recommends all subcontracted offices due the same.
7. **INCOME DECREASES:** Decrease in income: both RAP and S8 participants that have a decrease in income an interim should be completed immediately. DOH is waiving the "out of work for at least 30 days" and DOH is waiving the "letter notification from employer" as well. What this means is if a tenant can't get a letter that their job has shut down DOH can take the tenants word for it and JDA staff should document the file - example "due to COVID-19 the casino is closed." No income checklists are NOT necessary. Some participants will be able to apply for unemployment but it is unclear on how long that would take. DOH recommends putting a tickler to check unemployment in a month or 2 to see if the tenant received it