



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

COVID-19 Housing Choice Voucher Program Regulatory Waivers Adopted

The U.S. Department of Housing and Urban Development (HUD) issued PIH Notice 2020-05 on April 10, 2020 and PIH Notice 2020-13 (HA), REV-1 on July 2, 2020, which provided guidance to Public Housing Authorities (PHAs) in response to the COVID-19 national emergency. These PIH Notices allows PHAs to establish alternative requirements for several statutory and regulatory requirements. Below are the alternative requirements hereby adopted by the Town of Brookhaven Housing Choice Voucher Program (Town of Brookhaven). All alternatives are adopted effective April 10, 2020 and will end December 31, 2020 unless an alternative availability period is noted below. The Town of Brookhaven Housing Choice Voucher Program is adopting the following statutory and/or regulatory waivers:

- ***Annual Reexamination and Income Verification***
Participants will be required to submit a signed Tenant Information Form (TIF), a personal declaration and self-certification as verification of income when the participant or applicant cannot obtain third-party verification or when it is difficult to securely obtain information from the EIV system.
 - Availability Period Ends—12/31/2020
- ***Interim Reexaminations***
Participants will be required to submit a signed TIF, a personal declaration and self-certification as verification of income when the participant or applicant cannot obtain third-party verification or when it is difficult to securely obtain information from the EIV system.
 - Availability Period Ends—12/31/2020
- ***Family Self-Sufficiency Contract of Participation***
The Town of Brookhaven will extend a family's contract of participation for a period not to exceed two years upon a finding of good cause. Good cause is defined as circumstances surrounding COVID-19 on a family-by-family basis.
 - Availability Period Ends – 12/31/2020
- ***HQS Quality Control Inspections***
The Town of Brookhaven will begin conducting Quality Control supervisory inspections during the months of October and November.
 - Availability Period Ends – 12/31/2020

- **HQS Space and Security**

The Town of Brookhaven will allow a current household to add a member or members to the assisted household as a result of the COVID-19 emergency, even if the additional family members would result in the unit not meeting the space and security standards.

- Availability Period Ends – Remains in effect for the duration of the current lease term or one year from the date of the PIH Notice 2020-13 (HA), REV-1, dated July 2, 2020, whichever period is longer.

- **PHA Oral Briefing**

The Town of Brookhaven will conduct briefings by alternative methods, which include, but are not limited to webcast, video call, or expanded information packet. The Town of Brookhaven will ensure that the method of communication for the briefing effectively communicates with, and allows for equal participation of, each family member, including those with vision, hearing, and other communication-related disabilities, and ensure meaningful access for persons with limited English proficiency.

- Availability Period Ends – 12/31/2020

- **Term of Voucher – Extension of Termination**

The Town of Brookhaven is providing extensions to all vouchers issued from March 16, 2020 to July 31, 2020. The vouchers are extended for an initial period of 120 days. In accordance with the CARES Act, a second 60-day extension will also be granted to those vouchers, not to exceed a total of 180 days for a total COVID extension.

- Availability Period Ends – 12/31/2020

- **PHA Approval of Assisted Tenancy**

The Town of Brookhaven will work closely with owners to execute the HAP contracts as quickly as possible. All HAP contracts executed no less than 60 days from the signed lease will receive the entire HAP payment.

- Availability Period Ends – 12/31/2020

- **Absence from Unit**

The Town of Brookhaven will use its discretion to continue housing assistance payments and not terminate the HAP contract due to extenuating circumstances (e.g., hospitalization, extended stays at nursing homes, caring for family members) as related to the COVID-19 national emergency.

- Availability Period Ends – 12/31/2020

- **Automatic Termination of the HAP Contract**

The Town of Brookhaven will extend HAP contracts where families may on a temporary basis be adding members whose additional income that may result in a \$0 HAP subsidy calculation. The Town of Brookhaven will provide written notice to the owner and family extending the period following the last payment to the owner that triggers the automatic termination of the HAP contract. The Town of Brookhaven will determine the extension beyond the 180 days on a case-by case basis but will not extend beyond 12/31/2020.

- Availability Period Ends – 12/31/2020

