

CHFA MULTIFAMILY ANNOUNCEMENT

Inspections, Compliance Monitoring and Site Visits re: COVID-19



To: Developers, Community Members, Housing Authorities, Property Owners and Management Agents

Connecticut Housing Finance Authority (CHFA) continues to monitor the situation with COVID-19 in Connecticut and as additional information becomes available, reserves the right to update or modify the guidance below. Our objective is to ensure the highest degree of transparency in a rapidly changing environment. CHFA will strive to update this E-Blast Notice regularly with any updates as they become available.

In response to concerns related to COVID-19 (commonly known as novel coronavirus) and CHFA's operations, CHFA is implementing the following process for inspections, compliance monitoring and site visits for the safety of residents, affordable housing partners, CHFA staff and consultants:

Asset Management Multifamily Site Visits - CHFA and SSHP Portfolios

Routine site visits conducted by CHFA asset management staff are being suspended until further notice. However, site visits which are critical in nature or related to an emergency or immediate need as feasible will be addressed as required per current policies and procedures. Please contact your assigned asset manager if you have any questions.

Resident Complaint Site Visits / Inspections

These are unscheduled site visits or inspections that occur as a result of resident complaints received by CHFA asset management staff. The decision on whether to conduct a resident complaint inspection will be made on a case-by-case basis. Factors to be considered will include the severity of alleged issue (e.g. life and safety issue), occupancy of the building (e.g. is the building age-restricted or otherwise occupied by particularly vulnerable populations), etc. Please contact your assigned asset manager if you have any questions.

Tax Credit Compliance Monitoring and Pre-8609 Site Inspections - LIHTC

Although CHFA awaits more definitive guidance from the Internal Revenue Service on how to proceed with code required site inspections, out of an

abundance of caution, CHFA is suspending the site visits of its provider Spectrum Enterprises for thirty (30) days. Please contact Colette Slover if you have any questions.

The **Semi-Annual LIHTC Monitoring Conference** scheduled for May 6th at the Lyceum in Hartford has been postponed until further notice.

Section 8 - Annual MORs

CHFA is awaiting further guidance from HUD regarding these required annual inspections. Once this guidance from HUD has been received, CHFA will strive to update this notice as necessary.

Housing Tax Credit Contribution Program (HTCC) - Site Visits

HTCC site visits occur quarterly once the awarded developments meet 25%, 50%, 75% and 100% complete in construction. These site visits will be suspended until further notice.

Construction Job Meetings and CHFA Field Observation

The weekly construction job meetings held at the construction site with the contractor and sub-contractors should continue as planned given the construction schedule for each project. CHFA field observers attend these meetings on a bi-weekly basis to assess the construction progress, review and approve payment requisitions for funding and review and approve change order requests.

* If the scheduled site visit is for new construction or rehabilitation with no residents in place, CHFA field observers will continue their work as planned.

* If the scheduled site visit is for rehabilitation with residents in place, CHFA field observers will be directed to coordinate their activities with each property manager/owner/housing authority, as appropriate, and where possible, limit their interaction with residents of the property.

In the event of a suspected case of a COVID-19 infection, CHFA recommends following the guidance of Governor Lamont, Connecticut health officials and the Center for Disease Control. This would include encouraging residents to self-quarantine in their living units and contact their health care provider as soon as possible. For more information visit: <https://portal.ct.gov/Coronavirus>