



Hannibal Housing Authority

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Jay Ghanti, Chairman
Patti Talbert, Vice Chairwoman
Chad Collier, Commissioner
Kelly Smith, Commissioner

4/13/20

Dear Residents,

Due to guidance issued by the CDC and U.S. Federal Government regarding the spread of COVID-19, the Hannibal Housing Authority has implemented new procedures regarding both staff and residents:

Office Hours- HHA staff are either working remotely or in the office Mon-Thu 9am-2pm. The office is CLOSED to the public but staff can be contacted by phone, email or by use of the drop-boxes. Staff will make arrangements at a later date to obtain signatures for leases and other paperwork.

Maintenance- HHA staff will be completing only emergency maintenance requests and those work orders that can be completed without person-to-person contact. Other vendors, such as pest control and HVAC, have their own company guidelines that we must abide by.

Social Distancing- We have observed many residents not following social distancing guidelines issued by the CDC. If you leave your unit or have a visitor, it must be for an ESSENTIAL reason. Essential in this case means activities and people that are needed to secure your health and safety. Do not stand closer together than 6ft. When you check mail or wait in a common area for a ride, do not loiter in those areas. Residents who refuse to follow guidelines may receive a strike for violating the health and safety of other residents.

Eviction Moratorium- The CARES Act, passed into law on March 27, 2020 forbids any agency receiving federal funds to file eviction on a resident for non-payment of rent. This currently ends on July 24, 2020. *This does not mean that you live in housing for free.* Rent is still being charged and is still due on time. Any unpaid balance will be included in your termination filed at the beginning of August. Many of the charitable agencies in town will be low on funds and not able to help.

Income Changes- If you have lost your job or have reduced hours, please let the office know so that we can complete a rent change. Like always, we must have documentation. Federal stimulus monies are NOT included in income. However, unemployment monies are and you MUST report it.

The Hannibal Housing Authority is part of a chain of organizations in the Hannibal area working together to keep in contact about resources. Please have patience with each other and the professionals still working to help you during this unprecedented difficult time.

Sincerely,

Michael Pipkin
Executive Director

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