



LORAIN METROPOLITAN HOUSING AUTHORITY

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EQUAL HOUSING OPPORTUNITY

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To: LMHA Housing Choice Voucher Program Participants

Date: July 27, 2020

Re: LMHA Adoption of COVID-19 Statutory and Regulatory Waivers for HCVP

In response to the Covid-19 National Declaration of Emergency and the CARES Act, HUD has provided waivers to Public Housing Authorities via Notice PIH 2020-05. HUD issued a revision Notice PIH 2020-13 restating the waivers and alternative requirements and extending the periods of availability for previously established waivers and alternative requirements. LMHA is required to determine which, if any, of these waivers it will adopt and inform residents of changes that will impact them.

LMHA has determined to adopt the following allowable waivers:

1. Annual Recertifications and Interim Recertifications
LMHA is waiving use of HUD's income verification hierarchy and will consider self-certification the highest form of income verification through December 31, 2020 for Annual and Interim recertifications. Please note if fraudulent information is provided, LMHA reserves the right to charge Retro Rent if rent is decreased due to fraud.
2. Family Self-Sufficiency
LMHA will allow extensions to the Contract of Participation if the inability to fulfill goals is due to Covid-19 through December 31, 2020
3. Waiting List
LMHA is waiving the public notice requirement for the opening and closing of waiting lists through December 31, 2020
4. Approval Process
In order to expedite these changes and implement immediately, LMHA is waiving the regulatory approval process and will submit changes to the board for approval as soon as practicable but no later than December 31, 2020
5. Housing Quality Standards Inspections
 - LMHA is delaying biennial inspections; All delayed Biennial Inspections must be completed as soon as reasonably possible but by no later than October 31, 2020
 - LMHA is delaying all Interim Inspections (specials) through December 31, 2020;
 - LMHA is delaying all HQS Quality Control Inspections through December 31, 2020;
 - LMHA is waiving the requirement to perform an initial HQS inspection for Homeownership participants through December 31, 2020
6. Oral Briefing
LMHA is waiving the requirement for an oral briefing and will provide an alternative method; Initial briefings are offered online at www.lmha.org through December 31, 2020

Please contact me if you need assistance to understand this document.
Por favor, pongase en contacto conmigo si necesita ayuda para entender este document.

7. Tenant Notifications

In order to expedite these changes and implement immediately, LMHA is waiving the advance notice of these changes to residents

8. Term of Voucher – Extensions of Term

LMHA is extending vouchers due to extenuating circumstances outside of the requirements stated in the LMHA HCVP Administrative Plan through December 31, 2020

9. PHA Approval of Assisted Tenancy

LMHA is using HUD waiver for providing for HAP payments for contracts not executed within 60 days through December 31, 2020

10. Family Unification Program (FUP) & Foster Youth to Independence (FYI)

LMHA is waiving the requirement that FYI youth must be not more than 24 year of age to be eligible to be placed under HAP contract. LMHA may execute a HAP contract on behalf of any otherwise eligible FYI youth not more than 25 years of age (not yet reached their 26th birthday).

11. Homeownership: Maximum Term of Assistance

LMHA is allowing for an extension of assistance up to one additional year for any family that is in the last year of their homeownership term that has experienced financial hardship as a result of the COVID-19 pandemic.

In addition to the above regulatory and statutory waivers, LMHA temporarily suspended the requirement to report household changes in writing. LMHA prefers to receive household change notifications by email or mail. However, we are currently accepting these notifications via telephone. We reserve the right to ask participants to place these in writing at a later date.

In accordance with HUD PIH Notice 2020-13, LMHA reserves the right to choose at any time to revert to regular program requirements and operations as outlined in our Administrative Plan prior to the eligible deadlines.