



LORAIN METROPOLITAN HOUSING AUTHORITY
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EQUAL HOUSING OPPORTUNITY

To: LMHA Public Housing Residents

Date: May 6, 2020

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

In response to the Covid-19 National Declaration of Emergency and the CARES Act, HUD has provided waivers to Public Housing Authorities (PIH Notice 2020-5). 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 July 31, 2020; 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 July 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 July 31, 2020
5. Community Service
LMHA is temporarily suspending the Community Service/Self-Sufficiency requirements effective April 10, 2020 until the households next annual recertification but no later than March 31, 2021
6. Resident Council Elections
LMHA is temporarily suspending Resident Council elections through July 31, 2020
7. Tenant Notifications
In order to expedite these changes and implement immediately, LMHA is waiving the advance notice of these changes to residents

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 you to place these in writing at a later date.

In accordance with HUD PIH Notice 2020-5, LMHA reserves the right to choose at anytime to revert to regular program requirements and operations as outlined in our ACOP and the lease agreement.

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