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May 5, 2020

Dear HCV Client:

Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Housing Choice Voucher (HCV) program. Use of these waivers are temporary and at the discretion of the Housing Authority.

HOC recognizes the significant operational challenges caused by the coronavirus pandemic and has elected to utilize the following waivers:

- HOC will allow clients to self-certify their income for annual and interim examinations
- HOC will recognize the corona virus as good cause to extend the Family Self Sufficiency (FSS) Contract for FSS participants
- HOC will waive the initial inspection if the property owner/landlord self certifies that no life threatening conditions exist at the rental property
- HOC will not abate payments for failed units with non-life threatening deficiencies. Rather HOC will provide an additional 30 days for the owner to make the repairs
- HOC will authorize occupancy of a unit prior to the initial inspection, if the unit had passed an alternative inspection in the previous 24 months and the owner/landlord self-certifies that no life threatening conditions exist in the property
- HOC will waive the initial inspection for all homeownership voucher properties made available to FSS participants
- HOC will conduct virtual briefings in lieu of in-person briefings
- At our discretion, HOC may extend the voucher term if additional search time is necessary
- At our discretion, HOC may not terminate assistance if the family is away from the unit for more than 180 consecutive days
- HOC will not terminate assistance 180 days after the family is required to pay the full rent and the subsidy amount is \$0. HOC may extend the period of time beyond the normal applicable 180 days, but may not exceed beyond December 31, 2020.
- FSS families in the homeownership program will not require pre-homeownership counseling
- HOC may execute a contract on behalf of a Family Unification Program (FUP) participant who has not reached their 26th birthday

The majority of the waivers and alternative practices are only available until July 31, 2020. During this time, our goal is meet operational needs while providing continuous customer service. While our offices remain closed to clients, please continue to mail, email or drop off correspondence in a drop of box located at each Customer Service Center.

HOC is working tirelessly to meet the changing demands that the pandemic brings. During this challenging time, please contact your Housing Specialist if you have any questions regarding any of the adopted waivers or alternative practices.

Sincerely,

Lynn Hayes
Director, Housing Resources Division