

LAFAYETTE COUNTY HOUSING AUTHORITY



SECTION 8 RENTAL ASSISTANCE

HOUSING CHOICE VOUCHER PROGRAM

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Serving Carroll, Chariton, Johnson, Lafayette, Pettis and Saline Counties

Dear HCV Participants and Property Owners,

On Friday, April 10th, the U.S. Department of Housing and Urban Development (HUD) issued waivers that offer Public Housing Authorities administrative flexibilities in providing assistance to families during the COVID-19 pandemic.

Effectively immediately, here's what these waivers mean for the Lafayette County Housing Authority's HCV Program operations:

- **HCV 3 and 4** – LCHA will temporarily accept written self-certification as well as oral third-party certification when verifying participant income for Re-Examinations.
- **HCV 7** – LCHA will use the www.mvcaa.net website and the Missouri Valley Community Action Agency Facebook page (<https://www.facebook.com/MissouriValleyCommunityActionAgency/>) to advertise the opening and/or closing of the waiting list.
- **HQS 1** – LCHA will now allow property owners to self-certify non-emergency fail items identified during an Initial (new-move) Inspection. *If self-certification is used, LCHA will inspect the unit no later than October 31, 2020.*
- **HQS 3** – LCHA will allow for extension of up to 30 days for property owner repairs of non-life-threatening conditions.
- **HQS 4** – LCHA will now allow for commencement of assistance payments based on owner certification that there are no life-threatening deficiencies. *If self-certification is used, LCHA will inspect the unit no later than October 31, 2020.*
- **HQS 6** – LCHA will now allow repairs to be verified by alternative methods (virtually) instead of conducting interim inspections.
- **HQS 9** – LCHA will suspend the requirement for QC sampling inspections.
- **HQS 10** – LCHA will waive the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons.
- **HCV 1** – LCHA will waive the requirement to adopt revisions to the LCHA Administrative Plan. LCHA will be including an Infectious Disease & Natural Disaster Plan.
- **HCV 2** – LCHA will not require that eligible applicants pulled from the HCV waiting list attend an in-person briefing in order to receive a voucher. Instead, eligible applicants will be directed to watch an online briefing presentation or receive an oral briefing by phone.
- **HCV 3** – LCHA will allow voucher extensions regardless of current PHA policy.
- **HCV 4** – LCHA will provide HAP payments for contracts not executed within 60 days. However, LCHA will not pay HAP to owner until HAP contract is executed.
- **HCV 5** – LCHA will allow absences from units longer than 180 days per LCHA discretion. *LCHA will not process HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days.*
- **12a** – LCHA may submit 50058 within 90 days of the effective date of the action.

For more information regarding HCV Program operations during COVID-19, please contact our office.

Sincerely,
LCHA Program Staff