



## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

# COVID-19 HUD WAIVERS

The U.S. Department of Housing and Urban Development (HUD), as authorized by the Coronavirus Aid, Relief and Economic Security (CARES) Act, has provided certain waivers and establishes alternative requirements to allow public housing authorities (PHA) administrative flexibilities in response to the COVID-19 national emergency. Pursuant to PIH Notice 2020-05, the HACL A has adopted the following waivers that could potentially affect you.

### Inspections: Initial and Complaint

- **Description:** Allows HACL A to rely on landlord's self-certification that the unit complies with Housing Quality Standards.
- **End Date:** July 31, 2020.
- **Impact:** HACL A will inspect the unit no later than **October 31, 2020**, if the emergency declaration of COVID-19 is no longer in effect.

### Inspections: Biennial

- **Description:** Allows HACL A to delay all biennial inspections.
- **End Date:** October 31, 2020
- **Impact:** All delayed inspections must be completed by **October 31, 2020**.

### Income Verification

- **Description:** Allows HACL A to use tenant self-certification for both annual and interim reexaminations.
- **End Date:** July 31, 2020
- **Impact:** If you are unable to provide written third party verification of your income, we will accept a written certification from you.

### Voucher Term

- **Description:** Allows HACL A to provide voucher extensions outside of Section 8 Administrative Plan policies.
- **End Date:** July 31, 2020
- **Impact:** The voucher term for applicant/participant families will expire at the end of 270 cumulative calendar days. HACL A may provide a single 90-day extension after the end of 270 cumulative calendar days.

### Voucher Issuance Session

- **Description:** Allows HACL A to conduct voucher issuance sessions by webcast, video call, or expanded Request for Tenant Approval (RFTA) packets.
- **End Date:** July 31, 2020
- **Impact:** Families must watch a video to receive a voucher.



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<b>Income Exclusion</b>	<ul style="list-style-type: none"><li>•<b>Description:</b> The CARES stimulus payments received by applicant/participant families are excluded from your income calculations.</li><li>•<b>End Date:</b> Not applicable.</li><li>•<b>Impact:</b> The CARES stimulus payments will not be counted as income for your eligibility determination of housing assistance or annual reexamination.</li></ul>
<b>Absence from Unit</b>	<ul style="list-style-type: none"><li>•<b>Description:</b> The participant family can be absent from assisted unit for more than 180 consecutive days due to extenuating circumstances (hospitalization, extended stays at nursing homes, caring for family members).</li><li>•<b>End Date:</b> December 31, 2020.</li><li>•<b>Impact:</b> The Housing Authority will not make HAP payments beyond December 31, 2020 and the HAP contract will terminate on that date if the family is still absent from unit.</li></ul>
<b>Rent Freeze</b>	<p style="text-align: center;"><b>• THIS IS NOT A HUD WAIVER</b></p> <ul style="list-style-type: none"><li>•<b>Description:</b> A City Ordinance temporarily prohibits all rent increases for rental units subject to the Rent Stabilization Ordinance (RSO).</li><li>•<b>End Date:</b> The City Ordinance will remain in effect for one year following the expiration of the COVID-19 emergency. After this date the Landlord can submit a rent increase request. Rent increases are not retroactive and do not accumulate during the one year period.</li><li>•<b>Impact:</b> The Housing Authority will not approve rent increases for assisted units subject to RSO, unless HCIDLA approves an exception.</li></ul>
<b>Eviction</b>	<ul style="list-style-type: none"><li>•<b>Description:</b> A participant family cannot be evicted for non-payment of their tenant portion of the rent.</li><li>•<b>End Date:</b> July 24, 2020</li><li>•<b>Impact:</b> Any tenant portion of the rent missed during the eviction moratorium will accumulate and still be due by July 24, 2020.</li></ul>
<b>Adding Family Members</b>	<ul style="list-style-type: none"><li>•<b>Description:</b> Allows the participant family to add family members to the assisted household as a result of the COVID-19 emergency even though the requirement that each dwelling unit has at least one bedroom or living/space for each 2 persons is exceeded.</li><li>•<b>End Date:</b> This waiver will be in effect for the duration of the current lease term or until April 9, 2021, whichever period of time is longer</li><li>•<b>Impact:</b> The participant family is still required to request prior approval of the HACLA and the landlord before adding members to the household.</li></ul>

If you have any questions regarding the waivers above, please contact your Advisor.

Thank you.