

**COVID-19 SUPPLEMENT TO ADMINISTRATIVE PLAN – CONTINUUM
OF CARE PROGRAM
SANTA MONICA HOUSING**

HUD MEMORANDUM: Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19, dated March 31, 2020

EFFECTIVE DATE OF WAIVERS: April 30, 2020

1. Disability Documentation for Permanent Supportive Housing (PSH)

Disability documentation evidence is waived for intake staff-recorded observation of disability. Observation does not need to be confirmed and accompanied by other evidence no later than 45 days from the application for assistance. A written certification by the individual that they have a qualifying disability is considered acceptable.

This waiver applies for 6 months beginning on March 31, 2020.

PHA Policy

The PHA will accept self-certification for a qualifying disability if no other documents are available to confirm the applicant's disability status.

Regulation waived

24 CFR 578.103(a) and 24 CFR 578.103(a)(4)(i)(B)

2. Housing Quality Standards (HQS) – Initial Physical Inspection of Unit

Physical initial inspections are waived for 6-months beginning on March 31, 2020. Must be able to meet the following criteria:

a. Able to visually inspect the unit using technology (i.e. video streaming)
and

b. Must have written policies to physically reinspect the unit within 3 months after the health officials determine special measures to prevent the spread of COVID-19 are no longer necessary.

PHA Policy

The PHA will waive inspection requirements and rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit(s) instead of conducting an initial inspection. Where safely possible, the PHA will perform video inspections with the owner or a representative of the owner in addition to the owner's certification.

Regulation waived

24 CFR 578.75(b)(1)

3. HQS – Re-Inspection of Units

Re-inspections are waived for 1-year beginning on March 31, 2020.

PHA Policy

The PHA will apply the same policy for re-inspection of units as described for the initial inspections above.

Regulation waived

24 CFR 578.75(b)(2)

4. One-Year Lease Requirement

The one-year lease requirement is waived for six months beginning on March 31, 2020, so long as the initial lease term is for more than one month.

PHA Policy

The PHA will allow leases shorter than one-year based on circumstances and at the sole discretion of the PHA.

Regulation waived

24 CFR 578.3, definition of permanent housing, 24 CFR 578.51(l)(1)