



Gary Housing Authority

HOUSING CHOICE VOUCHER PROGRAM

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As a result of the COVID 19 crisis, HUD has granted all housing authorities permission to make certain program changes on a temporary basis. GHA has adopted several program changes that may affect your experience with the program. These changes are summarized below. If you have any additional questions, please contact your housing advisor directly.

Change: Self-Certification of Income and Household Composition on Annual and Interim Re-examinations

Description: If you are unable to obtain third party verification of reported changes to your income, household composition, or any other information that is needed for annual and interim re-examinations, you may submit a self-certification. You are still required to submit truthful and accurate information. If subsequent verification indicates false information may have been provided to GHA, the voucher holder may be required to re-pay any overpaid assistance and may be subject to lose the voucher.

Expiration Date: **July 31, 2020**

Change: **Extend FSS Contracts of Participation**

Description: Family Self-Sufficiency voucher holders may be eligible to extend their contract of participation for a period of up to two years for 'good cause'. Written requests for extensions must be submitted to the program coordinator and will be reviewed and either granted or denied on a case-by-case basis.

Expiration Date: **December 31, 2020**

Change: **Allow Self-Certification of HQS in lieu of Initial Inspection**

Description: If GHA is unable to perform initial inspections (new move-ins only) due to COVID 19 concerns, a self-certification will be accepted in lieu of the inspection. The certification must include a statement that the owner has no reasonable basis or knowledge that life-threatening conditions exist. All certifications must be truthful and accurate. GHA will be scheduling follow up inspections at a later date to verify unit condition. Enforcement actions may be taken in instances where certifications are determined to be inaccurate. The following items shall be deemed as conditions that would disallow an owner from submitting a self-certification:

- Lack of at least one working smoke detector on each level of the unit
- Ceiling damage reflecting imminent danger of falling
- Major plumbing leaks or flooding
- Natural gas leaks or fumes
- Electrical problems which could result in shock or fire
- No heat when outside temperature is below 40 degrees Fahrenheit and temperature inside unit is below 62 degrees Fahrenheit
- Utilities not in service
- No running hot water
- Broken glass which creates a cutting hazard
- Obstacle which prevents tenant's entrance or exit
- Lack of at least one operable toilet
- Lack of at least one operable carbon monoxide detector
- Broken or missing locks that create an immediate security risk to the household

Expiration Date: July 31, 2020

Change: Self Certification of HQS in lieu of Re-Initial Inspection

Description: Due to COVID 19 concerns, a self-certification will be accepted in lieu of the reinspection for new move-ins. The certification must include a statement that the owner has no reasonable basis or knowledge that life-threatening conditions exist. All certifications must be truthful and accurate. GHA will be scheduling follow up inspections at a later date to verify unit condition. Enforcement actions may be taken in instances where certifications are determined to be inaccurate. The following items shall be defined as conditions that would disallow an owner from submitting a self-certification:

- Lack of at least one working smoke detector on each level of the unit
- Ceiling damage reflecting imminent danger of falling
- Major plumbing leaks or flooding
- Natural gas leaks or fumes
- Electrical problems which could result in shock or fire
- No heat when outside temperature is below 40 degrees Fahrenheit and temperature inside unit is below 62 degrees Fahrenheit
- Utilities not in service
- No running hot water
- Broken glass which creates a cutting hazard
- Obstacle which prevents tenant's entrance or exit
- Lack of at least one operable toilet
- Lack of at least one operable carbon monoxide detector
- Broken or missing locks that create an immediate security risk to the household

Expiration Date: July 31, 2020

Change: **Biennial Inspections are delayed**

Description: All Biennial Inspections are delayed and will be scheduled for a later date.

Expiration Date: **October 31, 2020**

Change: **Interim Inspections [Complaints] will not be performed**

Description: When a complaint regarding HQS is received the owner will be contacted via telephone. The owner will be required to certify in writing that the deficiencies have been corrected. Emergency items must be corrected within 24 hours, while non-emergency items must be corrected in 30 days. All certifications must be truthful and accurate. GHA will be scheduling follow up inspections at a later date to verify unit condition. Enforcement actions may be taken in instances where certifications are determined to be inaccurate.

Expiration Date: **July 31, 2020**

Change: **Remote Briefings**

Description: All program briefings will be performed on-line or via telephone in lieu of in person.

Expiration Date: **July 31, 2020**

Change: **Voucher Extensions**

Description: GHA will not impose limits on the number of voucher extensions granted.

Expiration Date: **July 31, 2020**

Change: **Acceptance of HAP Contracts not signed in a timely manner**

Description: GHA will accept HAP Contracts that have been signed by the owner more than 60 days after the effective date; but, not more than 120 days after the effective date.

Expiration Date: **July 31, 2020**

Change: **Absence from Unit**

Description: At GHA's discretion, family may be allowed to be absent from the assisted unit for more than 180 consecutive days.

Expiration Date: **December 31, 2020**

Change: **Termination of Assistance due to Zero HAP**

Description: Assistance will not be automatically terminated if a family has been at zero HAP for more than 180 days.

Expiration Date: **December 31, 2020**