Ohio Balance of State
Continuum of Care

Understanding COVID-19
Related Waivers

Ohio Balance of State
Continuum of Care

October 27, 2020

Webinar Information

All participants lines are muted.

Use the questions feature in the GoToWebinar control panel to submit questions.

This webinar will be posted to COHPIO’s website.

This webinar is being recorded.
Ohio BoSCoC Contacts

**Erica Mulrynan**  
CoC Director

**Hannah Basting**  
CoC Coordinator

**Valerie Walton**  
CoC Coordinator

**Carolyn Hoffman**  
CoC Technical Assistance & Training Coordinator

**Genelle Denzin**  
HMIS Data Analyst

**Matt Dicks**  
HMIS Technical Assistance and Training Support Coordinator

**Amanda Wilson**  
HMIS Support Coordinator
Agenda

• CPD Waiver Availability
• ESG Waivers
• ESG-CV Waivers & Flexibilities
• ESG-CV Additional Eligible Activities
• ESG-CV Limitations & Important Dates
• ODSA Specific Guidance
• Questions
CPD Waiver Availability

• April 1, 2020 - HUD issued memorandum providing regulatory waivers of certain CoC, ESG, HOPWA, and Consolidated Plan requirements
• September 30, 2020 – HUD issued additional waivers for CoC, ESG, and YHDP
• Recipients wishing to utilize any of the waivers should notify their local CPD Field Office via email of their intent to utilize a specific waiver
  • Email for waiver notices should be cc'd to CPD_COVID-19waiverCOL@hud.gov
  • This notification should occur two days before a recipient anticipates using the waiver

CPD Waiver Availability

• Who Applies for Waiver
  • Grant recipients apply for CoC Program waivers
  • ODSA applies for ESG Program waivers for HCRP projects
• Must also update policies and procedures to reflect use of waiver
• Waiver Notice:
## CPD Waiver Availability

<table>
<thead>
<tr>
<th>CoC/YHDP Program Requirement</th>
<th>Typical Requirement</th>
<th>Waiver</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Typical Requirement</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Requirement</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Third Party Documentation of Income</td>
<td>Order of priority asks for third party documentation of income when obtainable</td>
<td>Self-certification of income is acceptable until 12/31/20</td>
</tr>
<tr>
<td>2. Housing Quality Standards – Initial Inspection of Unit</td>
<td>Units should be physically inspected to assure they meet HQS before assistance can be provided</td>
<td>No inspection needs to be done as long as: -the owner certifies no life-threatening conditions exist AND -the recipient or subrecipient has written policy to physically inspect the unit within 3 months after COVID-19 special measures are no longer needed Waived until 12/31/20</td>
</tr>
<tr>
<td>3. Suitable Dwelling Size and Housing Quality Standards</td>
<td>Units must have 1 bedroom/living/sleeping room for each two persons</td>
<td>Waived until 12/31/20 – still must follow state and local occupancy laws</td>
</tr>
<tr>
<td>4. CoC Program ONLY: Coordinated Entry – Annual Planning &amp; Stakeholder Consultation</td>
<td>CoC must solicit feedback annually from participating projects and households to evaluate effectiveness</td>
<td>Waived for 1 year</td>
</tr>
</tbody>
</table>

### Homeless Definition – Temporary Stay in Institutions of 90 Days or Less
Definition of homelessness includes individuals who have exited an institution where he or she resided for 90 days or less, and was in ES or place not meant for habitation prior to entering institution

The number of days is now 120 (for the next 6 months)

### Assistance Available at Time of Renewal
Budget line item amounts awarded for renewal in CoC Competition will be based on amounts in final year of prior funding period

HUD will consider any grant agreement amendment executed between 3/31/20-12/31/20, to move funds between budget line items in response to COVID-19

### Permanent Housing – Rapid Re-housing Monthly Case Management
Must meet with case manager monthly

Waived until 12/31/20

---

Coalition on Homelessness and Housing in Ohio | 175 S. Third St. Suite 580 Columbus, OH 43215
## CPD Waiver Availability

<table>
<thead>
<tr>
<th>CoCYHDP Program Requirement</th>
<th>Typical Requirement</th>
<th>Waiver</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Fair Market Rent for Individual Units and Leasing Costs</td>
<td>Rent payments for individual units with leasing dollars may not exceed FMR</td>
<td>Waived until 12/31/20, but still must meet rent reasonableness standard</td>
</tr>
<tr>
<td>9. Disability Documentation for PSH</td>
<td>Intake staff-recorded observation of disability be confirmed and accompanied by other evidence no later than 45 days from application</td>
<td>Written certification by individual seeking assistance is acceptable, and no confirmation or other evidence is needed</td>
</tr>
<tr>
<td>10. One-Year Lease Requirement</td>
<td>PSH &amp; RRH participants must have a lease for a term of at least one-year</td>
<td>One-year lease requirement waived until 12/31/20, as long as initial term of all leases is at least 1 month</td>
</tr>
</tbody>
</table>

## CPD Waiver Availability

<table>
<thead>
<tr>
<th>Emergency Solutions Grants Program Requirements</th>
<th>Typical Requirement</th>
<th>Waiver</th>
</tr>
</thead>
<tbody>
<tr>
<td>11. Homeless Definition – Temporary Stays in Institutions of 90 Days or Less</td>
<td>Definition of homelessness includes individuals who have exited an institution where he or she resided for 90 days or less, and was in ES or place not meant for habitation prior to entering institution</td>
<td>The number of days is now 120 until 3/31/21</td>
</tr>
</tbody>
</table>
HUD Waiver Availability

Attachment RI to Memorandum:

Procedure for Using Available Waivers of Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19

This addition provides further information on the process that grantees must follow to use the waiver flexibility provided in the memorandum.

Grantees must send or email notification to the Community Planning and Development Director of the HUD Field Office serving the grantee.

The email notification must be sent two days before the grantee anticipates using waiver flexibility, and include the following details:

- Recipient’s name, title, and contact information;
- Dates on which the grantee anticipates first use of the waiver flexibility; and
- A list of the waiver flexibilities the grantee will use.

1. CPD/VPDEP: Third-Party Documentation of Income
2. CPD/VPDEP: Housing Quality Standards – Initial Inspection of Unit
3. CPD/VPDEP: Suitable Dwelling Unit and Housing Quality Standards
4. CPD/VPDEP: Coordinator Entry – Annual Ongoing Planning and Stakeholder Consultation
5. CPD/VPDEP: Eviction – Transient Stay in Institutions of 90 Days or Less
6. CPD/VPDEP: Permanent Housing-Rapid Re-housing Monthly Case Management
7. CPD/VPDEP: Fair Market Rent for Individual Units and Leasing Costs
8. CPD/VPDEP: Disability Documentation for Permanent Supportive Housing (PSH)
9. CPD/VPDEP: One-Year Lease Requirement
10. CPD/VPDEP: Eviction – Transient Stay in Institutions of 90 Days or Less

Agenda

- CPD Waiver Availability
- ESG Waivers
- ESG-CV Waivers & Flexibilities
- ESG-CV Additional Eligible Activities
- ESG-CV Limitations & Important Dates
- ODSA Specific Guidance
- Questions
ESG Waivers

<table>
<thead>
<tr>
<th>Expired Waiver</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Restriction of rental assistance to Units with Rent at or Below FMR</td>
<td>10/8/20</td>
</tr>
<tr>
<td>3. Physical Inspection of Units</td>
<td>10/8/20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Waiver</th>
<th>Expiration Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Re-evaluations for HP assistance can occur every 6 months, as opposed to 3 months</td>
<td>4/8/22</td>
</tr>
</tbody>
</table>

Agenda

- CPD Waiver Availability
- ESG Waivers
- ESG-CV Waivers & Flexibilities
- ESG-CV Additional Eligible Activities
- ESG-CV Limitations & Important Dates
- ODSA Specific Guidance
- Questions
ESG-CV Waivers & Flexibilities

• September 1, 2020 – HUD issued a notice detailing waivers and alternative requirements for the Emergency Solutions Grants (ESG) Program under the CARES Act
• Notice can be found here: https://www.hud.gov/sites/dfiles/OCHCO/documents/20-08cpdn.pdf
• ESG-CV funds must be used to prevent, prepare for, and respond to coronavirus, among individuals and families who are homeless or receiving homeless assistance and to support additional activities to mitigate the impacts created by coronavirus

• Prevent coronavirus:
  • Provide personal PPE to staff & clients
  • Paying for non-congregate shelter (i.e hotels/motels)
  • Paying for handwashing stations & portable toilets for use by people living in unsheltered situations
  • Providing RRH or HP assistance to individuals/families who are homeless or at risk of homelessness to reduce their risk of contracting or further spreading the virus
ESG-CV Waivers & Flexibilities

• **Prepare for** coronavirus:
  • Updating written standards to prioritize people at severe risk of contracting coronavirus
  • Adapting CE policies & procedures to account for social distancing or increased demand
  • Landlord recruitment strategies
  • Implementing non-congregate shelter strategies

• **Responding to** coronavirus:
  • Transporting individuals/families experiencing homelessness to medical appointments
  • Paying for shelter to isolate individuals who have contracted coronavirus from others
  • Providing rental assistance to those at risk of losing housing, who have become homeless, or continue to experience homelessness due to the economic downturn caused by coronavirus
# ESG-CV Waivers & Flexibilities

<table>
<thead>
<tr>
<th>ESG-CV Waiver &amp; Flexibilities</th>
<th>Waiver</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. At Risk of Homelessness Definition</td>
<td>Income limit raised from 30% AMI to the Very Low Income limit of the area (generally 50% AMI)</td>
</tr>
</tbody>
</table>
| 3. Program Income (PI) | Waived. Not required to be used as match. Instead, it can be treated as an addition to recipient, or subrecipients, grant or deducted from allowable costs. PI includes:  
• Any amount of a security or utility deposit returned to recipient/subrecipient  
• Costs incidental to generating PI and not charged to ESG-CV grant/subgrant may be deducted from gross income to determine PI. |
| 4. Fair Market Rent Limits | Waived. Units must still meet rent reasonableness standards |
| 5. Pre-Award Costs | Reimbursement allowable starting 3/9/20 |
| 6. Extension of RRH and HP Assistance | Participants receiving max amount of assistance (24 months in 3 years) between 3/9/20-2/28/21, may receive additional 6 months of rental assistance and services |
| 7. Administrative Cap | Waived. ODSA limited Admin Cap to 5% for ES and 7% for Region Leads providing RRH, HP, and non-HCRP funded shelter |
| 8. Emergency Shelter & Street Outreach Expenditure Limit | Waived. |
### ESG-CV Waivers & Flexibilities

<table>
<thead>
<tr>
<th>ESG-CV Waivers &amp; Alternative Requirements</th>
<th>Waiver</th>
</tr>
</thead>
<tbody>
<tr>
<td>9. Hotel/Motel Costs</td>
<td>Funds may be used to pay for hotel/motel for individuals and families 1) experiencing homelessness, 2) receiving RRH under CoC or ESG, 3) receiving HP under ESG, 4) residing in PSH</td>
</tr>
<tr>
<td>10. Consultation with CoC</td>
<td>Waived</td>
</tr>
<tr>
<td>11. Coordination with Other Targeted Homeless Services</td>
<td>Waived</td>
</tr>
<tr>
<td>12. System and Program Coordination with Mainstream Resources</td>
<td>Waived</td>
</tr>
<tr>
<td>13. Monthly Case Management</td>
<td>Waived (not new, but clarifies that low barrier assistance is required)</td>
</tr>
</tbody>
</table>

### Agenda

- CPD Waiver Availability
- ESG Waivers
- ESG-CV Waivers & Flexibilities
- ESG-CV Additional Eligible Activities
- ESG-CV Limitations & Important Dates
- ODSA Specific Guidance
- Questions
**ESG-CV Additional Eligible Activities**

**Additional Eligible Activities**

- **Handwashing Stations & Portable Bathrooms:** Funds may be used to install and maintain handwashing stations and bathrooms in outdoor locations for people experiencing unsheltered homelessness.

- **Volunteer Incentives:** Funds may be used to provide reasonable incentives to volunteers who have been and are currently helping to provide necessary street outreach, emergency shelter, essential services, and housing relocation and stabilization services during the coronavirus outbreak.

- **Training:** Funds may be used for training on infectious disease prevention and mitigation for staff working directly to prevent, prepare for, and respond to coronavirus among persons who are homeless or at risk of homelessness. This training is not considered an administrative cost and is, therefore, not subject to the administrative cap on funding.

- **Temporary Emergency Shelters:** Funds may be used for the following costs related to temporary emergency shelters: leasing of real property, acquisition of real property (up to $2.5 million per real property), renovation, shelter operations, and services. Additional requirements for temporary emergency shelters are established in Section III.E.1.a of the Notice.

- **Landlord Incentives:** Funds may be used to pay for landlord incentives for up to three times the rent charged for the unit, including signing bonuses, security deposits, repairing damages incurred by the program participant not covered by the security deposit or that are incurred while the program participant is still residing in the unit, and cost of extra cleaning or maintenance.


---

**ESG-CV Additional Eligible Activities**

- **Handwashing Stations & Portable Bathrooms:**
  - Funds may be used to install and maintain handwashing stations and bathrooms in outdoor locations for people experiencing unsheltered homelessness.
ESG-CV Additional Eligible Activities

• **Volunteer Incentives:**
  • Funds may be used to pay to provide reasonable incentives to volunteers who have been/are helping to provide necessary street outreach, ES, essential services, and housing relocation and stabilization services during the coronavirus outbreak

![Image Credit](image-url)

ESG-CV Additional Eligible Activities

• **Training:**
  • Funds may be used for training on infectious disease prevention and mitigation for staff working directly to prevent, prepare for, and respond to coronavirus among persons who are homeless or at risk of homelessness
  • Not considered administrative cost and is, therefore, not subject to administrative cap on funding
  • Eligible as standalone activity

![Image Credit](image-url)
ESG-CV Additional Eligible Activities

- **Temporary Emergency Shelter:**
  - Structure/portion of structure used for limited time because of coronavirus to provide shelter for displaced individuals/families
  - Local public health officials must have determined that temporary emergency shelter is necessary for coronavirus response
  - Time limited to January 31, 2022 unless HUD grants exception

- **Landlord Incentives:**
  - Funds may be used to pay for incentives that are reasonable and necessary to obtain housing
  - Eligible costs include:
    - Signing bonus equal to up to 2 months rent
    - Security deposit equal to up to 3 months rent
    - Paying cost to repair damages not covered by security deposit, or incurred while participant is still in unit
    - Cost of extra cleaning or maintenance of participant’s unit or appliances
  - *May not exceed 3x the rent charged for the unit*
ESG-CV Additional Eligible Activities

- **Hazard Pay:**
  - Funds may be used to pay hazard pay for recipient or sub-recipient staff working directly to prevent, prepare for, and respond to coronavirus among people at risk of or experiencing homelessness
  - Examples:
    - Street outreach team
    - ES intake, maintenance, security staff
    - Staff providing essential services
    - Staff in proximity to persons with coronavirus or working in locations with a high likelihood of contracting coronavirus
  - Agencies must have a policy in place for using this activity

Agenda

- CPD Waiver Availability
- ESG Waivers
- ESG-CV Waivers & Flexibilities
- ESG-CV Additional Eligible Activities
- ESG-CV Limitations & Important Dates
- ODSA Specific Guidance
- Questions
ESG-CV Limitations

<table>
<thead>
<tr>
<th>ESG-CV Notice “Limitations”</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 12-month cap for medium-term rental assistance</td>
</tr>
<tr>
<td>2. May not require individuals or families experiencing homelessness to receive treatment or perform prerequisite activities as a condition for receiving assistance funded by ESG-CV</td>
</tr>
</tbody>
</table>

Important Dates:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>At least 20% of ESG-CV1 award must be expended</td>
<td>September 20, 2021</td>
</tr>
<tr>
<td>At least 80% of ESG-CV1 award must be expended</td>
<td>March 31, 2022</td>
</tr>
<tr>
<td>Funds to support temporary emergency shelter must be spent</td>
<td>January 31, 2022</td>
</tr>
<tr>
<td>All ESG-CV funds must be expended</td>
<td>September 30, 2022</td>
</tr>
</tbody>
</table>

*March 9, 2020 is the date the Governor declared a State of Emergency in Ohio*
Agenda

- CPD Waiver Availability
- ESG Waivers
- ESG-CV Additional Activities
- ESG-CV Waivers, Flexibilities, & Limitations
- ODSA Specific Guidance
- Questions

ODSA Specific ESG-CV Info

- Waivers are automatic
- Waivers & flexibilities only apply to ESG-CV grants, not regular ESG grants
- ESG-CV waivers apply through the timeline of those grants
- Reporting:
  - Keep client level data current
  - Submit quarterly reports to ODSA in OCEAN
  - Use the link below to access expense report:
    - [Round 1 Emergency Solutions Grant CARES Act (ESG-CV1) Expense Report](Round 1 Emergency Solutions Grant CARES Act (ESG-CV1) Expense Report)
Agenda

• CPD Waiver Availability
• ESG Waivers
• ESG-CV Waivers & Flexibilities
• ESG-CV Additional Eligible Activities
• ESG-CV Limitations & Important Dates
• ODSA Specific Guidance
• Questions

Questions?
Contact Us

CoC
oshioboscoc@cohhio.org

HMIS
hmis@cohhio.org