**OHIO**  
Balance of State  
Continuum of Care

## Understanding COVID-19 Related Waivers


Ohio Balance of State  
Continuum of Care

October 27, 2020


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

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## 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 COHHIO's website.



This webinar is being recorded.

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## Ohio BoSCoC Contacts

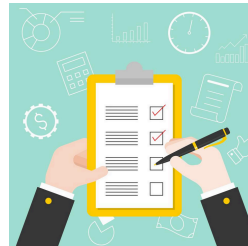
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# Agenda

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



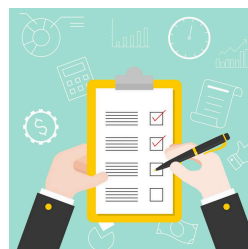
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## CPD Waiver Availability

- 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

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## 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:
  - <https://www.hud.gov/sites/dfiles/CPD/documents/CPD-COVID-19-Waiver-3-Final-Clean.pdf>

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## CPD Waiver Availability

CoC/YHDP Program Requirement	Typical Requirement	Waiver
1. Third Party Documentation of Income	Order of priority asks for third party documentation of income when obtainable	Self-certification of income is acceptable until 12/31/20
2. Housing Quality Standards – Initial Inspection of Unit	Units should be physically inspected to assure they meet HQS before assistance can be provided	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
3. Suitable Dwelling Size and Housing Quality Standards	Units must have 1 bedroom/living/sleeping room for each two persons	Waived until 12/31/20 – still must follow state and local occupancy laws
4. CoC Program ONLY: Coordinated Entry - Annual Planning & Stakeholder Consultation	CoC must solicit feedback annually from participating projects and households to evaluate effectiveness	Waived for 1 year

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## CPD Waiver Availability

CoC/YHDP Program Requirement	Typical Requirement	Waiver
5. 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)
6. 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
7. Permanent Housing – Rapid Re-housing Monthly Case Management	Must meet with case manager monthly	Waived until 12/31/20

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## CPD Waiver Availability

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

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## CPD Waiver Availability

Emergency Solutions Grants Program Requirements	Typical Requirement	Waiver
11. Homeless Definition – Temporary Stays 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 until 3/31/21

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# HUD Waiver Availability

## Attachment #1 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 attachment provides further information on the process that grantees must follow to use the waiver flexibility provided in the memorandum.

Grantees must mail 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:

- Requestor's name, title, and contact information;
- Date on which the grantee anticipates first use of the waiver flexibility; and
- A list of the waiver flexibilities the grantee will use:
  1. CoC/YHDP: Third-Party Documentation of Income
  2. CoC/YHDP: Housing Quality Standards – Initial Inspection of Unit
  3. CoC/YHDP: Suitable Dwelling Size and Housing Quality Standards
  4. CoC: Coordinated Entry – Annual Ongoing Planning and Stakeholder Consultation
  5. CoC/YHDP: Homeless Definition – Temporary Stays in Institutions of 90 days or Less
  7. CoC/YHDP: Permanent Housing-Rapid Re-housing Monthly Case Management
  8. CoC/YHDP: Fair Market Rent for Individual Units and Leasing Costs
  9. CoC/YHDP: Disability Documentation for Permanent Supportive Housing (PSH)
  10. CoC/YHDP: One-Year Lease Requirement
  11. ESG: Homeless Definition – Temporary Stays in Institutions of 90 Days or Less

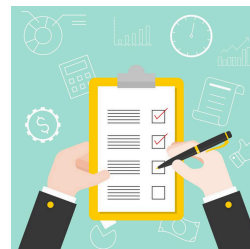
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## ESG Waivers

Expired Waiver	Expiration Date
1. Monthly Case Management for RRH & HP	6/8/20
2. Restriction of rental assistance to Units with Rent at or Below FMR	10/8/20
3. Physical Inspection of Units	10/8/20

Current Waiver	Expiration Date
1. Re-evaluations for HP assistance can occur every 6 months, as opposed to 3 months	4/8/22

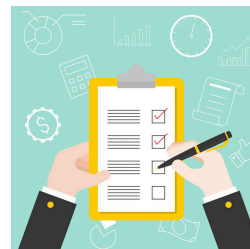
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## ESG-CV Waivers & Flexibilities

- 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

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## ESG-CV Waivers & Flexibilities

- **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



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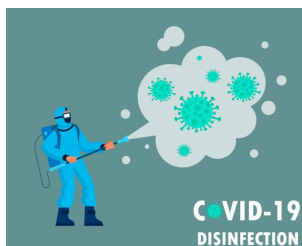
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## ESG-CV Waivers & Flexibilities

- **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



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## ESG-CV Waivers & Flexibilities

- **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



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## ESG-CV Waivers & Flexibilities

ESG-CV Waiver & Flexibilities	Waiver
1. At Risk of Homelessness Definition	Income limit raised from 30% AMI to the Very Low Income limit of the area (generally 50% AMI)
2. Match Requirement	Waived. Can still contribute, but not required.
3. Program Income (PI)	<p>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</p> <p>PI includes:</p> <ul style="list-style-type: none"> <li>Any amount of a security or utility deposit returned to recipient/subrecipient</li> <li>Costs incidental to generating PI and not charged to ESG-CV grant/subgrant may be deducted from gross income to determine PI.</li> </ul>

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## ESG-CV Waivers & Flexibilities

ESG-CV Waiver & Flexibilities	Waiver
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.

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## ESG-CV Waivers & Flexibilities

ESG-CV Waivers & Alternative Requirements	Waiver
9. Hotel/Motel Costs	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
10. Consultation with CoC	Waived
11. Coordination with Other Targeted Homeless Services	Waived
12. System and Program Coordination with Mainstream Resources	Waived
13. Monthly Case Management	Waived (not new, but clarifies that low barrier assistance is required)

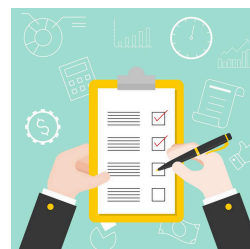
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## ESG-CV Additional Eligible Activities

### 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.3.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.

<https://files.hudexchange.info/resources/documents/COVID-19-Homeless-System-Response-Grants-Management-ESG-CV-Notice-Summary.pdf>

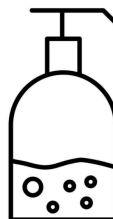
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## ESG-CV Additional Eligible Activities

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



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## 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



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## 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



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## 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



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## ESG-CV Additional Eligible Activities

- **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*



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## 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



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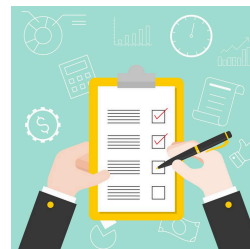
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## ESG-CV Limitations

### ESG-CV Notice "Limitations"

1. 12-month cap for medium-term rental assistance
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

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## Important Dates:

Activity	Deadline
At least 20% of ESG-CV1 award must be expended	September 20, 2021
At least 80% of ESG-CV1 award must be expended	March 31, 2022
Funds to support temporary emergency shelter must be spent	January 31, 2022
All ESG-CV funds must be expended	September 30, 2022

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

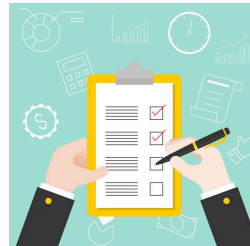
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## ODSA Specific ESG-CV Info

- 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](#)

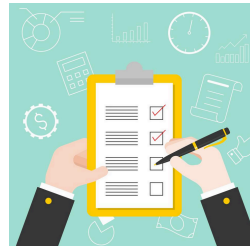
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## Questions?



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## Contact Us



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