

Notification to residents of impacts that PHA waivers and alternative requirement may have on them during COVID-19 emergency.

The Jonesboro Housing Authority is monitoring the COVID-19 impact in Craighead County. JURHA is prioritizing the health and safety of our community and ensuring the well-being of our participants and staff. Therefore, JURHA will not be making appointments for in-person interviews but will allow our lobby to remain open for pick up and drop off of forms unless we are otherwise directed by State or Local Authorities.

In the lobby you will be able to pick up forms to report income changes, 30-day notices, port out requests and waiting list applications. You can also go to our website www.jurha.org to find forms under the COVID-19 Policies or you can request the forms to be email to you. Participants will continue to be mailed out annual recertification forms. All forms must be returned in the “drop off” box in the lobby or in the slot located on the outside of the building. Landlord paperwork (Request for Tenancy Approval) can also be dropped off. You will be contacted by JURHA staff for a review of your request and you will be able to ask questions during the interview.

The Section 8 Receptionist will be available to make copies and take information requested by JURHA staff. Owners and tenants may also sign new lease documents so that we can continue to process new tenancies.

Waivers provided to PHA under the Coronavirus Aid, Relief and Economic Security (CARES) Act. The PHA is utilizing the following waivers and we are required to notify residents of any impact that the waivers may have on them.

PHA may delay the Annual examination of Family Income and Composition. The PHA will continue to schedule and contract annual reexaminations by phone/mail/drop off. If there is a surge in COVID-19 the PHA may delay Annual Recertifications. Waiver expires December 31, 2021.

The PHA will continue to attempt third party verifications provided by the resident in the form of a letter on letterhead stating their job has been furloughed, check stubs, online resources, or other acceptable traditional third-party resources. The PHA will continue to print an EIV on every reexamination. The PHA **may** consider self-certification as the highest form of income verification to process annual and Interim reexaminations. This will allow us to proceed with the well documented self-certification rather than wait two weeks or more on a third-party verification that we are unable to obtain due to COVID-19. **Hud requires PHA to ensure that any material discrepancies (from self-certifications) that may arise later from HUD's Income Verification tool be investigated and enforcement action taken to recover any overpaid rental assistance.** Waiver ends on December 31, 2021.

The PHA will continue to monitor mandatory EIV reports including family income reports but may not be able to promptly reconcile discrepancy. However, any remaining discrepancy will be investigated upon regular operations and enforcement action taken to recover any overpaid rental assistance. Waiver ends of December 31, 2021.

COVID-19 may be considered “good cause” to extend a family's FSS contract of participation. Waiver ends on December 31, 2021.

JURHA will continue to conduct initial and annual/biennial inspections; however, may delay an inspection if there is a family member sick, has a quarantine order, or if they are part of a vulnerable population. Delayed inspections must be approved by the inspection staff. No Quality Control inspections will be conducted. This waiver ends on 6/30/2021 and all delayed annual/biennial inspections must be conducted no later than December 31, 2021.

Current participants may request to add family member(s) to their contract even if they do not meet the space and security requirement as a result of COVID-19 if the Owner approves the additional member(s). This waiver is for the duration of the current lease or one year from the date of PIH 2021-14 May 4, 2021, whichever is longer.

Briefing packets will be given out to the families when eligibility is conducted from the waiting list and for Portability. The PHA Oral briefings will be conducted by Zoom and/or conference calls. Waiver ends on December 31, 2021

All new vouchers issued from the waiting list will be given a 120-day term and the PHA will extend existing vouchers 60 days upon request. The PHA can grant additional extensions. Waiver ends on December 31, 2021.

HAP contracts must be executed (signed by) the owner and tenant no later than 120 days from the beginning of the lease term. HOWEVER, no payments can be may until the contact has been executed. Waiver end on December 31, 2021.

The PHA may delay the review and update of the utility allowances but it must be completed no later than December 31, 2021