

The MDI & Ellsworth Housing Authorities is continually monitoring the Coronavirus outbreak. We are as committed to protecting residents and employees as we are to continuing to assist with and administer the housing needs of our community. To that end, there have been some slight changes to daily operations. Though Housing Authorities' business is going on as usual on behalf of all residents and applicants, the office remains closed to the general public. The office can be reached at 207-288-4770, during normal business hours, Monday through Friday, 8:00 am to 4:00 pm, or you can send a message from the "CONTACT" option on our website www.emdiha.org, or send a Facebook message.

The following websites offer factual, up to date information about the virus.

The Center for Disease Control: www.cdc.gov

The Maine Center for Disease Control: www.maine.gov/dhhs/mecdc

The World Health Organization: www.who.int/health-topics/coronavirus

The National Institutes of Health: www.nih.gov/health-information/coronavirus

HUD has authorized, and the Mount Desert Island and Ellsworth Housing Authorities have enacted, the following waivers during the COVID-19 Pandemic:

General Operating			
Item	Alternative Requirements	Availability Period Through	Date waiver enacted by EMDIHA
PH and HCV-1 PHA 5 Year and Annual Plan Submission Dates: Significant Amendment Requirements	<ol style="list-style-type: none"> 1. Alternative dates for submission of Plan 2. Changes to significant amendment process 	Varies based on FYE	July 8, 2020

Public Housing Program			
Item	Alternative Requirements	Availability Period Through	Date waiver enacted by EMDIHA
PH-5 Community Service and Self-Sufficiency Requirement	Temporarily suspends Community Service and Self-Sufficiency Requirement	March 31, 2021	April 24, 2020
PH-9 Review and Revision of Utility Allowances	Provides for a delay in updating utility allowance schedule	December 31, 2020	April 24, 2020
PH-12 Public Housing Agency Annual Self-Inspections	Waives the requirement that the PHA must inspect each project	December 31, 2020	July 8, 2020

Housing Choice Voucher/Section 8 Program			
Item	Alternative Requirements	Availability Period Through	Date waiver enacted by EMDIHA
HCV-1 Administrative Plan	<ol style="list-style-type: none"> 1. Establishes an alternative requirement that policies may be adopted without board approval 2. Any provisions adopted informally must be adopted formally no later than December 31, 2020 	<ol style="list-style-type: none"> 1. September 30, 2020 2. December 31, 2020 	April 13, 2020
HCV-2 Information When Family is Selected: PHA Oral Briefing	<ol style="list-style-type: none"> 1. Waives the requirement for an oral briefing 2. Provides for alternative methods to conduct required voucher briefing 	December 31, 2020	April 24, 2020
HCV-3 Term of Voucher Extension of Term	Allows PHA to provide voucher extensions regardless of current PHA Policy	December 31, 2020	April 24, 2020
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<ol style="list-style-type: none"> 1. Provides for HAP Payments for contracts not executed within 60-days 2. PHA must not pay HAP to owner until HAP Contract is executed 	December 31, 2020	April 24, 2020
HCV-5 Absence from Unit	<ol style="list-style-type: none"> 1. Allows for PHA discretion on absences from units longer than 180-days 2. PHA must not make HAP payments beyond 12/31/2020 for units vacant more than 180 consecutive days 	December 31, 2020	April 24, 2020
HCV-6 Automatic Termination of HAP Contract	Allows PHA to extend the period of time after the last HAP payment is made before the HAP Contract terminates automatically	December 31, 2020	April 24, 2020

Housing Quality Standards and Inspection			
Item	Alternative Requirements	Availability Period Through	Date waiver enacted by EMDIHA
HQI-1 Initial Inspection Requirements	<ol style="list-style-type: none"> Changes inspection requirements allowing for owner certification that there are no life-threatening deficiencies Where self-certification is used, the PHA must inspect the unit no later than the one-year anniversary date of the owner's certification 	December 31, 2020 1-year anniversary date of owner's certification	April 13, 2020
HQS-2: Project-Based Voucher Pre-HAP Contract Inspections: PHA acceptance of completed Units	<ol style="list-style-type: none"> Changes inspection requirements allowing for owner certification that there are no life-threatening deficiencies Where self-certification is used, the PHA must inspect the unit no later than the one-year anniversary date of the owner's certification 	December 31, 2020 1-year anniversary date of owner's certification	April 13, 2020
HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies Option	Allows for extension of up to 30-days for owner repairs of non-life-threatening conditions	December 31, 2020	April 13, 2020
HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option	<ol style="list-style-type: none"> Under Initial HQS Alternative Inspection Option-allows for commencement of assistance payments based on owner certification where there are no life-threatening deficiencies Where self-certification is used, the PHA must inspect the unit no later than the one-year anniversary date of the owner's certification 	December 31, 2020 1-year anniversary date of owner's certification	April 13, 2020
HQS-6 HQS Interim Inspections	<ol style="list-style-type: none"> Waives the requirement for the PHA to conduct interim inspections and requires alternative method Allows for repairs to be verified by alternative methods 	December 31, 2020	April 13,2020
HQS-7 PBV Turnover Unit Inspections	<ol style="list-style-type: none"> Allows for PBV turnover units to be filled based on owner certification that there are no life-threatening deficiencies Allows for delayed full HQS inspection no later than the 1-year anniversary of date of owner's certification 	December 31, 2020 1-year anniversary date of owner's certification	April 13, 2020
HQS-9 HQS Quality Control Inspections	Provides for a suspension of the requirement for QC sampling inspections	December 31, 2020	April 13, 2020
HQS-10 Housing Quality Standard: Space and Security	Waives the requirement that each dwelling unit have at least 1-bedroom or living/sleeping room for each 2 persons	Remains in effect for one year from lease term or date of this notice, whichever is longer	April 24, 2020