

LORAIN METROPOLITAN HOUSING AUTHORITY

CHALLENGED ELEMENTS

Public Comments received during advertising period for Lorain Metropolitan Housing Authority's 2020 Annual Plan, 5-Year Plan, and Capital Fund Program 5-Year Action Plan

PUBLIC HOUSING ACOP

PUBLIC COMMENT

How is LMHA dealing with policy and procedure changes in response to COVID-19?

LMHA RESPONSE

LMHA will add language to the ACOP, chapter 16, page 16-43:

PART XI: Declarations of Emergency

In the event that the local, state or federal government declares an emergency in our area, LMHA will follow the agency's contingency plan.

PUBLIC COMMENT

Regarding the air conditioning surcharges, what happens if a tenant installs their own a/c without authorization?

LMHA RESPONSE

LMHA will amend the ACOP on page 16-4 by adding:

If a tenant installs an air conditioner on their own in violation of LMHA policy, that tenant will be charged the full surcharge plus any relevant material and labor charge

HCVP ADMINISTRATIVE POLICY

PUBLIC COMMENT

How is LMHA dealing with policy and procedure changes in response to COVID-19?

LMHA RESPONSE

LMHA will add language to the HCVP Administrative Plan:

Declarations of Emergency

In the event that the local, state or federal government declares an emergency in our area, LMHA will follow the agency's contingency plan.

PUBLIC COMMENT

We notice that there is no mention of what happens to VASH participants when they no longer need case-management in this plan as stated in the previous one. What happens when a veteran no longer needs case management?

LMHA RESPONSE

LMHA will add the following language to chapter 12, page 12-10:

VASH Graduates

As a condition of HCV rental assistance, a HUD-VASH eligible family must receive the case management services from the VAMC. Therefore, a HUD-VASH participant family's HCV assistance must be terminated for failure to participate, without good cause, in case management as verified by the VAMC. However, a VAMC determination that the participant family no longer requires case management is not grounds for terminating assistance. In such case, LMHA will offer the family continued HCV assistance through one of the next available vouchers, to free up the HUD-VASH voucher for another eligible family referred by the VAMC.

PUBLIC COMMENT

In chapter 17, page 17-39 regarding project based vouchers, would occupancy, audits, and reviews impact whether or not LMHA will renew or extend a HAP contract?

LMHA RESPONSE

LMHA will add these to the factors to consider.

The occupancy rate of the project and the owner's ability to fill vacancies;

A review of audits and other reviews to determine compliance with tax credit, other funding, or ongoing concern statements.

LMHA's CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN

PUBLIC COMMENT

During discussions regarding electrical improvements at Lakeview Plaza, it was stated that Riverview and Kennedy Plaza may need the similar scope of work, namely that dual switches need installed at the generator to separate the life safety systems from the non-life safety systems. Are those 2 buildings in the 5 Year Action Plan?

LMHA RESPONSE

Those 2 building were inadvertently left out and have been added to the 5 –Year Action Plan.

PUBLIC COMMENT

While discussing the parking lot improvements at the COCC, it was mentioned that during this project would be the best time to add underground electric, pole lighting, new street side signage, and flag pole replacement. Are those projects in the plan?

LMHA RESPONSE

Those projects were inadvertently left out and will be added to year 2020 of the 5-Year Action Plan.

No comments were received on the 2020 Annual Plan or 2020 5-Year Plan.