IN-PLACE REHAB WITH WAIVER

In-Place Rehab can only occur with DCA waiver approval. The waiver request must be submitted at Pre-Application. If the Lead-Safe Housing Rule is triggered, then a waiver request will not be considered. When pursuing in-place rehabilitations, considerations must be made for the well-being of the current Residents. The following must be conducted to ensure minimal cost and challenges are incurred in the Residents day-to-day activities:

1. Meal allowance/per-diem if unable to use kitchen, storage of furniture or personal items in secure and sealed area, access to bathrooms if unable to use facilities in unit, and other out-of-pocket expenses incurred by the Residents as a result of the rehabilitation.
    a. Meal allowance rates are based on project location. All counties are designated Standard Areas except the following counties which are High Cost: Chatham, Cobb, DeKalb, Fulton, Glynn, and Richmond; and

Meal Allowance Per-Diem (per person)		
Eligible Meals	**Standard Area**	**High-Cost Area**
Breakfast	$6.00	$7.00
Lunch	$7.00	$9.00
Dinner	$15.00	$20.00

Please confirm price per county at https://www.gsa.gov/travel/plan-book/per-diem-rates.

2. A local community room or hospitality suite for day use while repairs are ongoing. There must be at least one suite for every five households with a maximum of eight individuals that would be present in the suite during the regular eight-hour day. The suite must include:
    a. Free WiFi;
    b. Kitchen with working appliances;
    c. Full bath; and
    d. Transportable indoor amenities that are onsite and unavailable, such as washer/dryer, television, couches, table, chairs, task lighting, games and crafts, computer center equipment, exercise equipment.
3. At the end of the day:
    a. The unit left clean and free of debris, which is included but not limited to sweeping, vacuuming, and dusting of exposed surfaces;
    b. The entire unit must be usable and accessible;
    c. Residents' belongings are in the same place the resident left them; and
    d. Ingress and egress can be safely maintained.
4. A plan to relocate Residents if the rehabilitation work fails to meet DCA-approved timelines and standards.
5. Residents must relocate to Temporary Replacement Housing if:
    a. Work exceeds an eight-hour day;
    b. Work requires packing, moving or storing belongings;

c. Continued occupancy of the dwelling unit constitutes a danger to the Resident's health or safety and/or if the nature of the construction creates an undue burden or unnecessary hardship; or
d. The Residents do not have access to functional kitchen or bathroom facilities.