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Addendum to the Administrative Plan for the Section 8 Housing Choice Voucher Program
Addendum to the Admissions and Continued Occupancy Plan for the Public Housing Program

COVID-19 Statutory and Regulatory Waivers and Alternative Requirements
Per Notice PIH 2020-33(HA), REV-2

8. HOUSING CHOICE VOUCHER PROGRAM WAIVERS – HOUSING QUALITY
STANDARDS (HQS) INSPECTIONS

HQS-1: Initial Inspection Requirements

Statutory Authority: Section 8(o)(8)(A)(i), Section 8(o)(8)(C) of the USHA of 1937

Regulatory Authority: 24 CFR §§ 982.305(a), 982.305(b), 982.405

The Housing Authority elects to implement this waiver and alternative requirement effective April 10, 2020. The PHA requires an owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question instead of conducting an initial inspection. The PHA will conduct an HQS inspection on the unit as soon as reasonably possible but no later than the 1-year anniversary date of the owner's certification. The period of availability ends on June 30, 2021.

HQS-5: HQS Inspection Requirement: Biennial Inspections

Statutory Authority: Section 8(o)(D) of the USHA of 1937

Regulatory Authority: 24 CFR §§ 982.405(a), 983.103(d)

The Housing Authority elects to implement this waiver and alternative requirement effective April 10, 2020. The PHA may delay biennial inspections and instead require an owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question instead of conducting a required inspection. The PHA will resume biennial inspections by June 30, 2021 and will conduct all delayed biennial inspections no later than December 31, 2021. The period of availability ends on June 30, 2021.

HQS-6: HQS Interim Inspections

Statutory Authority: Section 8(o)(8)(F) of the USHA of 1937

Regulatory Authority: 24 CFR §§ 982.405(g), 983.103(e)

The Housing Authority elects to implement this waiver and alternative requirement effective April 10, 2020. In the case where the PHA receives notification by a family or government official that the unit does not comply with the HQS, the PHA must notify the owner of any reported life-threatening deficiencies, and the owner must either correct the life-threatening deficiency within 24 hours of the PHA notification or provide documentation that the reported deficiency does not exist. In the case of a reported non-life-threatening deficiency, the PHA must notify the owner of the reported deficiency within 30 days and the owner must either make the repair or document that the deficiency does not exist within 30 days of the PHA notification or any approved PHA extension. The period of applicability ends on June 30, 2021.

HQS-9: HQS Quality Control Inspections

Regulatory Authority: 24 CFR §§ 982.405(b), 983.103(e)(3)

The Housing Authority elects to implement this waiver effective April 10, 2020. The PHA will not conduct quality control inspections of a sampling of units under contract. The period of applicability ends on June 30, 2021.

9. HOUSING CHOICE VOUCHER PROGRAM WAIVERS – GENERAL

1. HCV-1: Administrative Plan

Regulatory Authority: 24 CFR §§ 982.54(a)

The Housing Authority elects to implement this waiver effective April 10, 2020. The PHA may revise the PHA administrative plan on a temporary basis without Board approval through March 31, 2021. Any informally adopted revisions under this waiver must be formally adopted no later than June 30, 2021. The period of availability to informally adopt changes to the PHA administrative plan ends on March 31, 2021.

HCV-2: Information When Family is Selected: PHA Oral Briefing

Regulatory Authority: 24 CFR § 982.301(a)(1), § 983.252(a)

The Housing Authority elects to implement this waiver effective April 10, 2020. The PHA may conduct briefings for new admissions to the program using other means to include webcast, video call, or expanded information packet mailed to the participant. The period of availability to informally adopt changes to the PHA administrative plan ends on June 30, 2021.

10. PUBLIC HOUSING PROGRAM WAIVERS

PH-12: Public Housing Agency Annual Self-Inspections

Statutory Authority: Section 6(f)(3) of the USHA of 1937

Regulatory Authority: 24 CFR § 902.20(d)

The Housing Authority elects to implement this waiver effective July 2, 2020. The PHA waives its requirement to inspect each project during CY 2020. The PHA will continue to expeditiously identify, respond to, and address serious conditions that could jeopardize life or property. The period of availability ends on December 31, 2020.

11. PHAS, SEMAP, AND UNIFORM FINANCIAL REPORTING STANDARDS

a. PHAS

Regulatory Authority: 24 CFR Part 902

The Housing Authority recognizes that HUD will not issue a new PHAS for housing authorities whose fiscal year ends on or before December 31, 2020. HUD will instead carry forward the most recent PHAS score on record.

b. SEMAP

Regulatory Authority: 24 CFR § 985.105

The Housing Authority recognizes that HUD will not issue a new SEMAP score for housing authorities whose fiscal year ends on or before December 31, 2020. HUD will instead carry forward the most recent SEMAP score on record.

12. OTHER WAIVERS AND ADMINISTRATIVE RELIEF

c. Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds

Statutory Authority: Section 9(j)

Regulatory Authority: 24 CFR § 905.306(d)(5) and 905.306(f)

The Housing Authority recognizes that both the obligation end date and the expenditure end date for all Capital Fund grants that were open on April 10, 2020 will be extended by 18 months from the obligation and expenditure end date in the Line of Credit Control System (LOCCS) that was in effect on April 10, 2020.

MS-3: Mainstream Age Eligibility of Enter HAP Contract Statutory Authority

Statutory Authority: 42 U.S.C. 8013(k)(2)

The Housing Authority elects to implement this alternative requirement effective December 1, 2020. The PHA chooses to expand the definition of an eligible non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract. The period of availability ends on June 30, 2021.