

# **HAYC COVID-19 Waiver Implementation for PIH**

## **Notice 2020-05**

### **Effective 4/10/2020**

### **Update 7/2/2020**

### **Update 12/4/2020**

#### **WAIVERS APPLICABLE TO BOTH PUBLIC HOUSING AND HCV PROGRAMS**

##### PH and HCV-1: PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements (pg 9)

HAYC will be applying this waiver and submitting both our Annual and 5-Year Plan no later than 10/18/2020. HAYC may also make significant amendments to the PHA Plan without completing the significant amendment process.

##### PH and HCV-2: Family Income and Composition: Delayed Annual Examinations (pg 10)

HAYC will be applying this waiver and ensuring all CY2020 annual recertifications are completed by 12/31/2020, and all January through June 2021 are complete by June 30, 2020, while endeavoring complete as many on time recertifications as possible.

##### PH and HCV-3: Family Income and Composition: Annual Examination - Income Verification requirements (pg 11)

HAYC will not be applying this waiver.

##### PH and HCV-4: Family Income and Composition: Interim Examinations (pg 12)

HAYC will not be applying this waiver.

##### PH and HCV-5: Enterprise Income Verification (EIV) Monitoring (pg 13)

HAYC will be applying this waiver, but will continue to monitor EIV reports as possible to assist with maintaining program integrity.

##### PH and HCV-6: Family Self-Sufficiency (FSS) Contract of Participation; Contract Extension (pg 14)

HAYC will be applying this waiver to expand “good cause” for extending FSS contracts to include circumstances related to COVID-19.

PH and HCV-7: Waiting List: Opening and Closing; Public Notice (pg 14)  
HAYC will not be applying this waiver.

## **HOUSING CHOICE VOUCHER PROGRAM WAIVERS – HOUSING QUALITY STANDARDS (HQS) INSPECTIONS**

### HQS-1: Initial Inspection Requirements (pg 16)

HAYC will be applying this waiver using a certification to approve initial inspections on occupied units for a period not to extend beyond June 30, 2021 and conducting a full HQS inspections no later than for certified units no later than the one year anniversary of the date of the owners certification.

### HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections, PHA Acceptance of Completed Units (pg 16)

HAYC will not be applying this waiver.

### HQS-3: Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option (pg 17)

HAYC will not be applying this waiver.

### HQS-4: HQS Initial Inspection Requirement – Alternative Inspection Option (pg 18)

HAYC will not be applying this waiver.

### HQS-5: HQS Inspection Requirement – Biennial Inspections (pg 18)

HAYC will be applying this waiver and delaying inspections to a date not later than one year after the inspection would have been required.

### HQS-6: HQS Interim Inspections (pg 19)

HAYC will be applying this waiver and using owner certification and documentation to verify correction or existence of both life threatening and non-life threatening deficiencies.

### HQS-7: PBV Turnover Unit Inspections (pg 20)

HAYC will be applying this waiver using a certification to approve initial inspections until December 31, 2020 and conducting a full HQS inspections no later than for certified units no later than the one year anniversary of the date of the owners certification

### HQS-8: PBV HAP Contract – HQS Inspections to Add or Substitute Units (pg 20)

HAYC will be applying this waiver using a certification to approve initial inspections until December 31, 2020 and conducting a full HQS inspections no later than for certified units no later than the one year anniversary of the date of the owners certification.

HQS-9: HQS Quality Control Inspections (pg 21)

HAYC will be applying this waiver and discontinuing Quality Control Inspections until June 30, 2021.

HQS-10: Housing quality standards; Space and Security (pg 21)

HAYC will be applying this waiver allowing families to exceed occupancy standards until their current lease expires or 7/2/2021, whichever is longer.

HQS-11: Homeownership Option – Initial HQS Inspection (pg 21)

HAYC will be applying this waiver and not requiring initial HQS inspections for HCVH for a period ending June 30, 2021.

**HOUSING CHOICE VOUCHER PROGRAM WAIVERS – GENERAL**

HCV-1: Administrative plan (pg 21)

HAYC will not be applying this waiver.

HCV-2: Information When Family is Selected - PHA Oral Briefing (pg 22)

HAYC will be applying this waiver and utilizing alternative orientation methods.

HCV-3: Term of Voucher – Extensions of Term (pg 22)

HAYC will be applying this waiver and providing extensions to voucher terms as indicated by local market and health situation.

HCV-4: PHA Approval of Assisted Tenancy – When HAP Contract is Executed (pg 23)

HAYC will be applying this waiver and allowing up to 120 days for the HAP contract to be signed and returned.

HCV-5: Absence from Unit (pg 23)

HAYC will be applying this waiver and allowing families to be absent from their units for over 180 days for extenuating circumstances due to COVID- 19.

HCV-6: Automatic Termination of HAP contract (pg 23)

HAYC will not be applying this waiver.

HCV-7: Increase in payment standard under HAP contract term (pg 24)

HAYC will not be applying this waiver.

HCV-8: Utility allowance schedule – required review and revision (pg 24)

HAYC will be applying this waiver and completed our utility allowance schedule update on November 24, 2020.

HCV-9: Homeownership Option – Homeownership counseling (pg 25)

HAYC will be applying this waiver as needed for families participating in the HCVH Program.

HCV-10: Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract (pg 25)

HAYC will not be applying this waiver.

HCV-11 Family Unification Program: Length of Assistance to Youth (pg 25)

HAYC will not be applying this waiver.

HCV-12 Family Unification Program: Timeframe for Referral (pg 26)

HAYC will not be applying this waiver.

HCV-13 Homeownership: Maximum Term of Assistance (pg 26)

HAYC will not be applying this waiver.

HCV-14 Mandatory Removal of Unit from PBV HAP Contract (pg 27)

HAYC will be applying this waiver as needed as needed for PBV families.

## **PHAS, SEMAP, AND UNIFORM FINANCIAL REPORTING STANDARDS**

SEMAP (pg 33)

HAYC will be applying this waiver.

Uniform financial reporting standards; Filing of financial reports; Reporting Compliance Dates (pg 34)

HAYC will be applying this waiver and filing any remaining financial reports by 9/30/2020

## **OTHER WAIVERS AND ADMINISTRATIVE RELIEF**

PHA Reporting Requirements on HUD Form 50058 (pg 35)

HAYC will be applying this waiver and submitting 50058's within 90 days of the effective date.

Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds (pg 36)

HAYC will not be applying this waiver.