

Summary of HUD Waiver 2020-05
NORTHAMPTON COUNTY HOUSING AUTHORITY

Below is a list of the topics subject to statutory and regulatory requirements waivers identified in HUD Notice PIH 2020-05. The use of these waivers is at the discretion of the housing authority. It is a summary of the Public Housing (see sections A and C below) and Housing Choice Voucher Program (see Sections A and B) waivers and alternative requirements. The PHA will be implementing all of the applicable waivers included in this waiver.

A full copy of the HUD waiver can be found on the HUD Clips website located at <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2020-05.pdf> (PIH 2020-05).

To our Public Housing Residents:

Please refer to sections A and C below for waivers as they pertain to public housing. Keep in mind, you may find this information also on the Lehigh County website www.northamptoncountyha.org.

These are some important highlighted sections of the waiver:

- Interims should continue to be reported as they will be calculated as soon as reasonably possible via email or voice mail
- Annuals are delayed at this time and you will be contacted in the near future
- Please continue to pay rent as you have been based on most recent statements
- Please keep in mind that in the future your tenant portion may be adjusted for the delayed annual
- Any inspections you may have had will be rescheduled at a later time

To our Voucher Holders and Landlords:

Please refer to sections A and B below for waivers as they pertain to the housing choice voucher program. Keep in mind you may also find this information on the Lehigh County website www.northamptoncountyha.org.

These are some important highlighted sections of the waiver:

- Interims should continue to be reported as they will be calculated as soon as reasonably possible; please note that self-certification is the best allowable documentation at this time
- Annuals are delayed at this time and you will be contacted in the near future
- If you have an annual packet, please complete and send back. Any future packets will be mailed at a later time.
- Please continue to pay rent as you have been based on most recent notice of adjustment or any adjustments you may have or will receive.
- Please keep in mind that in the future your tenant portion may be adjusted for the delayed annual; this may result in an adjustment with your landlord.
- Please note that this also may result in an adjustment of Housing Assistance payment to your landlord.
- Any inspections you may have had will be rescheduled at a later time; notice to follow.
- Please continue to email/leave voicemails/send information via mail/drop off box to your management aides.

A. Waivers that Apply to Both the Public Housing Program and the Housing Choice Voucher Program:

1. PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements. This waiver allows for PHA Annual Plan to be submitted by 01/16/2021.
2. Family Income and Composition: Delayed Annual Examination This allows annual reexaminations to be delayed until 12/31/20.
3. Family Income and Composition: Annual Examination-Income Verification Requirements. Allows for self-certification and waives third-party income verification through 07/31/2020.
4. Family Income and Composition: Interim Examinations. Allows for self-certification and waives third-party income verification through 07/31/2020.
5. Enterprise Income Verification (EIV) Monitoring. Suspends monitoring requirements through 07/31/2020.
6. Family Self-Sufficiency (FSS) Contract of Participation; Contract Extension Requirements. Allows use of COVID-19 as “good cause” through 12/31/2020 to extend participation for up to two years.
7. Waiting List: Opening and Closing; Public Notice. Allows for public notice to be made through PHA website or voicemail message as long as ADA accessible through 07/31/2020.
8. Uniform Financial Reporting Standard; Filing of Financial Reports; Reporting Compliance Dates. Extended due date to 03/31/2021.
9. PHA Reporting Requirements on HUD Form 50058. Suspends submittal dates and allows for submittal within 90 days of the effective date of action. Period of availability end 12/31/2020.

B. Waivers that Apply to the Housing Choice Voucher Program:

1. Initial Inspection Requirements. Allows Owner self-certification that life threatening conditions do not exist in the unit through 07/31/2020; unit must be inspected no later than 10/31/2020.
2. Project-Based Voucher (PBV) Pre-HAP Contract Inspections, PHA Acceptance of Completed Units. Owner certification that life threatening conditions do not exist in the unit through 07/31/2020; unit must be inspected no later than 10/31/2020.
3. Initial Inspections: Non-Life-Threatening Deficiencies (NLT) Option - Owner can have up to 60 days instead of initial 30 days for NLT repairs; may approve an extension up to 07/31/2020.
4. HQS Initial Inspection Requirement-Alternative Inspection Option - Owner certification that life threatening conditions do not exist in the unit through 07/31/2020; unit must be inspected no later than 10/31/2020.
5. HQS Inspection Requirement-Biennial Inspections - Allows inspections to be delayed yet must be inspected no later than 10/31/2020.

6. HQS Interim Inspections - Owner must repair in 24 hours if deficiency is life threatening and 30 days if not life threatening and report via alternative documentation; waiver extends until 07/31/2020.
7. PBV Turnover Unit Inspections – self-certification that life threatening conditions do not exist in the unit – through 07/31/2020; must be inspected by 10/31/2020.
8. PBV HAP Contract-HQS Inspections to Add or Subtract Units: self-certification that life threatening conditions do not exist in the unit – through 07/31/2020; must be inspected by 10/31/2020.
9. HQS Quality Control Inspections - May delay until no later than 10/31/20.
10. Housing Quality Standards - Space & Security: waiving 1 bedroom or living/sleeping room for a 2-person requirement for current lessees. Applicable for the duration of the current lease term or one year from the date of the notice, whichever period is longer.
11. Home ownership Option-Initial HQS Inspection: Family can obtain independent professional inspector through 07/31/2020.
12. Revisions to the Administrative Plan. Can revise on a temporary basis without Board approval; any formal Board approval required must be by 07/31/2020.
13. Information When Family is Selected-PHA Oral Briefing. Allows for other means such as a webcast, video call, or expanded information packet until 07/31/2020.
14. Term of Voucher-Extension of Term. Can extend until 07/31/2020.
15. PHA Approval of Assisted Tenancy-When HAP Contract is Executed: Can execute HAP contract no later than 120 days from start of lease term until 07/31/2020.
16. Absence from Unit: Extended from 180 consecutive days/6 months despite family's absence and ends on 12/31/2020.
17. Automatic Termination of HAP Contract. If HAP is reduced to \$0 for 180 consecutive days/6 months then the automatic termination of HAP contract is waived, and may not extend beyond 12/31/2020.
18. Increase in Payment Standard under HAP Contract Term. No need to wait until re-examination to increase HAP subsidy until 12/31/2020.
19. Utility Allowance Schedule-Required Review and Revision. If 10% change, utility allowance schedule deadline is extended until 12/31/2020.
20. Homeownership Option-Homeownership Counseling. Not required until 7/31/2020.
21. Family Unification Program (FUP) FUP Youth Age Eligibility to Enter HAP Contract - Age requirement increased to not more than 26 years of age until 12/31/2020.
22. SEMAP. Section Eight Management Assessment Program is temporarily suspended in 2020. PHAs will be issued last year's score unless they appeal.

C. Waivers that Apply to the Public Housing Program:

1. Fiscal Closeout of Capital Grant Funds. Deadlines increased by 6 months.
2. Total Development Costs (TDC) and Housing Construction Cost (HCC). Expenses in excess of 25% not to exceed 50% without HUD approval. Complete development proposal would need to be submitted by 12/31/2021.
3. Cost and Other Limitations -Types of Labor. Allows for the use of a force account labor for modernization activities until 12/31/2020.
4. ACOP: Adoption of Tenant Selection Policies. Can revise on a temporary basis without Board approval. Formal Board approval by 7/31/2020.
5. Community Service and Self-Sufficiency Requirement (CSSR). Suspending 8-hour community service until next reexamination or 03/31/2021.
6. Energy Audits. Suspended if due before 12/31/2020.
7. Over-Income Families. If exceed two consecutive years, allowed to stay at same rent until 12/31/2020.
8. Resident Council Elections. New elections requirements are suspended until 7/31/2020.
9. Review and Revision of Utility Allowances. Must be completed by 12/31/2020.
10. Tenant Notification for Changes to Project Rules and Regulations. Waiving 30-day notice requirement as related to policies, rules, and special charges except for tenant charges until 07/31/2020.
11. PHAS. Public Housing Assessment System is temporarily suspended. PHAs will be issued last year's score, unless appealed.
12. Designated Housing Plans-HUD 60 Day Notification: HUD has more than 60 days to comply to review and approve plans through 07/31/2020.
13. Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds. One-year extension from current obligation and expenditure end dates.