

CARES Act – Notice PIH 2020-13 REV-1 – 7/2/2020 HUD Waivers – Orange County Housing Authority (CA094)

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did OCHA implement waiver and alternative requirement?	Date of OCHA adoption	Amended Period of Availability End (implemented 7/2/20)
PH and HCV-3 Annual reexamination Income Verification	<u>Regulatory Authority</u> § 5.233(a)(2) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification • PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	12/31/2020
PH and HCV-4 Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	12/31/2020
PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> § 5.233	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	12/31/2020

	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18					
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) <u>Sub-Regulatory Guidance</u> PIH Notice 2012-34	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	12/31/2020
HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C)	<ul style="list-style-type: none"> • Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes	8/1/20	●12/31/20*
HQS-2 – Project-Based Voucher (PBV) Pre-HAP Contract Inspections, PHA Acceptance of Completed Units	<u>Statutory Authority:</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> 24 CFR §982.30l(a)(1), §983.252(a)	<ul style="list-style-type: none"> •Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies •Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner’s certification 	<ul style="list-style-type: none"> •7/31/20 •10/31/20 	Yes	8/1/20	●12/31/20*
HQS-3 Non-Life Threatening	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii)	<ul style="list-style-type: none"> • Allows for extension of up to 30 days for owner repairs 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	●12/31/20

		of non-life threatening conditions				
HQS-4 Initial HQS - Alternative Inspections	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> • Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes	8/1/20	•12/31/20*
HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> • Allows for delay in biennial inspections • All delayed biennial inspections must be completed as soon as reasonably possible but by no later than 10/31/2020. 	<ul style="list-style-type: none"> • 10/31/20 	Yes	8/1/20	•1 year after the date on which the biennial inspection would have been required in the absence of the waiver
HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> • Waives the requirement for the PHA to conduct interim inspection and requires alternative method • Allows for repairs to be verified by alternative methods 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	•12/21/20

HQS-7 PBV Turnover Unit Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> •Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies •Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner' certification 	<ul style="list-style-type: none"> •7/31/20 •10/31/20 	Yes	8/1/20	• 12/31/20*
HQS-8 PBV HAP Contract: HQS Inspections to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> §§ 983.207(a) 983.207(b) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> •Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies •Allows for delayed full HQS inspection NLT 1-year anniversary of date o owner's certification 	• 12/31/20*	Yes	7/2/20	
HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> • Provides for a suspension of the requirement for QC sampling inspections 	• 10/31/20	Yes	8/1/20	• 12/31/20
HQS-11 Homeownership Option: Initial HQS Inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> •Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments 	•12/31/20	Yes	7/2/20	

		<ul style="list-style-type: none"> • Requires family to obtain independent professional inspection 				
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54(a)	<ul style="list-style-type: none"> • Waives the requirement to adopt revisions to the Administrative Plan 	<ul style="list-style-type: none"> • 07/31/20 	Yes	8/1/20	The period of availability to informally adopt changes to the Administrative plan ends on 09/30/2020; such revisions must be formally adopted no later than 12/31/2020.
HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	12/31/2020
HCV-3 Term of Voucher - Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	12/31/2020
HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP contract is executed 	<ul style="list-style-type: none"> • 7/31/20 	Yes	8/1/20	<ul style="list-style-type: none"> • 12/31/20

HCV-9 Homeownership Option: Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) Regulatory Authority §§ 982.630, 982.636(d)	• Waives the requirement for the family to obtain pre-assistance counseling	• 12/31/20	Yes	8/1/20	
HCV-11 Family Unification Program (FUP): Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	• Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020	• 12/31/20	Yes	7/2/20	
HCV-12 Family Unification Program (FUP): Timeframe for Referral	<u>Statutory Authority</u> Section 8(x)(2)	• Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days	• 12/31/20	Yes	7/2/20	
HCV-14 Mandatory Removal of Unit from PBV HAP Contract	<u>Regulatory Authority</u> §§ 983.211(a); 983.258	• Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020	• 12/31/20	Yes	7/2/2020	