



Pursuant to the CARES Act, the U.S. Department of Housing and Urban Development (HUD) issued HUD Notice PIH 2020-05 on April 10th, waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Housing Choice Voucher (HCV) program. As of April 10, the Alameda County Housing Authority (HACA) has implemented the following waivers made available to the Housing Choice Voucher program in order to prioritize mission critical functions in response to the COVID-19 pandemic. HACA wants you to be informed of these waivers.

Item	Permitted Waiver	HUD-established Availability Period Ends	Implementation Summary	Potential Impacts on Tenants and Owners
PHA 5-Year and Annual Plan	Alternative dates for submission Changes to significant amendment process	7/31/2020	HACA delayed its submission of its 5-Year Plan and Annual Plan beyond the 4/17/20 due date, but using the waiver has since submitted the plans on 5/6/20.	No impact
Initial HQS inspection	Changes initial HQS inspection requirements, allowing for owner certification that there are no life-threatening deficiencies Where self-certification is used, the housing authority must inspect the unit no later than October 31, 2020	7/31/2020 10/31/2020	Initial inspections are done for new tenancies and the unit is usually vacant. HACA will inspect such units. In instances where the unit is occupied or the owner won't meet with HACA's inspector for COVID-related reasons, HACA will accept photos and self-certifications until 7/31/20. However, where self-certifications are used, HACA will inspect the unit by no later than 10/31/20.	HACA will contact the owner in advance of the inspection to determine if the unit is occupied. HACA will mail or email the required self-certification documents to the owner. HACA will contact the HCV household at a later date to conduct the initial inspection by no later than 10/31/20.
Annual and Biennial Inspections	Allows for delay in annual and biennial inspections All delayed annual and biennial inspections must be completed as soon as reasonably possible but by no later than October 31, 2020	10/31/2020	HACA will delay annual and biennial inspections. However, delayed annual and biennial inspections will be completed by 10/31/20.	HACA will contact the HCV household at a later date to conduct the Annual or Biennial inspection by no later than 10/31/20.

Item	Permitted Waiver	HUD-established Availability Period Ends	Implementation Summary	Potential Impacts on Tenants and Owners
Interim Inspections	<p>Waives the requirement for the housing authority to conduct interim inspection and requires an alternative method</p> <p>Allows for repairs to be verified by alternative methods</p>	7/31/2020	HACA will accept self-certifications with photos on life threatening and non-life threatening fail items until 7/31/20. In both instances, both the owner and the tenant must provide the self-certification.	HACA will email or mail the request for self-certification to the tenant and the owner separately and responses from both are required. Photos showing that the failed items are corrected must be submitted by either the owner or the tenant.
HQS Quality Control (QC) Inspections	Provides for a suspension of the requirement for QC sampling inspections	10/31/2020	HACA will suspend QC sampling inspections until 10/31/20.	No impact
Oral Briefing	<p>Waives the requirement for the housing authority to perform an oral briefing when it issues vouchers</p> <p>Provides for alternative methods to conduct the required voucher briefing</p>	7/31/2020	HACA will provide oral briefings via telephone along with its regular briefing packet until 7/31/20.	HACA will mail the briefing packet and all applicable forms in advance of the briefing and schedule a call with the applicant to go over the documents.
Automatic Termination of the HAP Contract	Allows a housing authority to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically	12/31/2020	HACA will extend the period of time before the HAP contract terminates automatically until 12/31/20.	Affected HCV tenants will be contacted by mail.
Foster Youth to Independence (FYI) Initiative	Allows housing authorities to increase by one year the age for foster youth to lease up from under 25 to under 26	12/31/2020	Participants in the Foster Youth to Independence (FYI) Initiative are now able to lease a unit so long as they lease the unit before their 26 th birthday. This waiver is effective until 12/31/20.	HACA understands that owners may not be showing properties at this time. This waiver provides an extension to an otherwise eligible foster youth participant to find a unit after the shelter in place orders have been lifted.

HACA may implement additional waivers at the Executive Director's discretion. Additionally, the availability periods of these waivers are subject to change either by HACA or HUD.

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