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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.

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| **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 | 12/31/2020 | 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 |
| FSS Contract of Participation | Provides for extensions to FSS contract of participation | 12/31/2020 | HACA will, upon participant request, extend FSS Contract of Participation for up to two years until 12/31/20. | This will allow participants additional time to meet their FSS goals. |
| Initial HQS inspection | Changes initial HQS inspection requirements, allowing for owner certification that there are no life-threatening deficiencies | 12/31/2020 | 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 12/31/20. | 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 1 year from the date of the owner's certification |
| Annual and Biennial Inspections | Allows for delay in annual and biennial inspections | 10/31/2020 | HACA will delay annual and biennial inspections. However, delayed annual and biennial inspections will be completed 1 year after the date on which biennial inspection would have been required in the absence of the waiver | HACA will contact the HCV household at a later date to conduct the Annual or Biennial inspection by no later than 1 year after the date on which biennial inspection would have been required in the absence of the waiver |
| **Item** | **Permitted Waiver** | **HUD-established Availability Period Ends** | **Implementation Summary** | **Potential Impacts on Tenants and Owners** |
| Interim Inspections | Waives the requirement for the housing authority to conduct interim inspection and requires an alternative method Allows for repairs to be verified by alternative methods | 12/31/2020 | HACA will accept self-certifications with photos on life threatening and non-life threatening fail items until 12/31/20. 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 | 12/31/2020 | HACA will suspend QC sampling inspections until 12/31/20. | No impact |
| Home Ownership HQS | Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance paymentsRequires family to obtain independent professional inspection | 12/31/2020 | HACA will review the independent professional inspection report in lieu of conducting an HQS inspection until 12/31/20. HACA retains discretion to disapprove the unit for assistance because of information in the inspection report in accordance with 24 CFR 982.631(b)(4). | No impact |
| Oral Briefing | Waives the requirement for the housing authority to perform an oral briefing when it issues vouchersProvides for alternative methods to conduct the required voucher briefing | 12/31/2020 | HACA will provide oral briefings via telephone along with its regular briefing packet until 12/31/20. | 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. |
| PHA Approval of Assisted Tenancy | Provides for HAP payments for contracts not executed within 60 daysPHA must not pay HAP to owner until HAP contract is executed | 12/31/2020 | HACA will execute HAP contracts within 120 days from the beginning of the lease term until 12/31/20. | No impact. |
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| 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 26th 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.  |
| Mod Rehab Inspection Requirement | Annual inspections: PHAs may delay annual inspections for Mod Rehab units.  | 12/31/2020 | Delayed inspections must be completed as soon as reasonably possible but no later than one year after the date the annual inspection would have been required. |  |

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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