

NOTICE PIH 2020-05

Issued: April 10, 2020

SUBJECT: COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program.

BACKGROUND: On March 27, 2020, President Trump signed the CARES Act into law, which provides HUD with broad authority, in the context of the current public health emergency, to waive statutes and regulations (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment) for the Public Housing and HCV programs, IHBG program, and ICDBG program.

HUD encourages PHAs, Indian tribes, and TDHEs to apply the waivers authorized in this notice based on local circumstances and needs. HUD also encourages to document and expeditiously implement plans for alternative procedures in order to provide stable housing for some of our country's most vulnerable families.

Alternative processes may include electronic transmission of information to families, conducting briefings online, conducting conference calls, or using self-service features on the PHA's website if available, and providing business-reply envelopes or secure drop-box apparatuses for document or rent submission for assisted families that do not have access to the Internet.

Through this notice HUD is making the waivers and alternative requirements listed in this notice effective immediately for those PHAs that elect to adopt them. PHAs may adopt the use of these waivers at any time during the period of availability.

For complete PIH Notice 2020-05, visit:

<https://www.hud.gov/sites/dfiles/PIH/documents/PIH2020-05.pdf>

CITY OF GLENDALE HOUSING AUTHORITY (GHA) WILL CONTINUE OPERATIONS DURING THE COVID-19 NATIONAL EMERGENCY:

GHA has adopted applicable waivers provided in PIH Notice 2020-05 and alternative methods in order to continue seamless operations of the Housing Choice Voucher (HCV) Section 8 program, provide exceptional customer service to Glendale tenants and landlords, and to comply with HUD requirements and deadlines.

The following waivers were adopted by GHA:

ITEM	WAIVERS ADOPTED	AVAILABILITY PERIOD ENDS	DATE PHA ADOPTION
HCV Annual Reexamination Income Verification	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 incvome verification.	12/31/2020	4/10/2020
HCV Interim Reexamination Income Verification	Waives the requirement to use the income verification requiremntns, including the use of EIV, for interim reexamination.	12/31/2020	4/10/2020
HCV EIV System Monitoring	Waives the mandatory EIV monitoring requirements.	12/31/2020	4/10/2020
HQS Interim Inspections	<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. 	12/31/2020	4/10/220
HQS QC Inspections	Provides for a suspension of the requirement for QC sampling inspections.	12/31/2020	5/1/2020
HCV Administrative Plan	Waives the requirement to adopt revisions to the admin plan.	12/31/2020	4/10/2020
HCV PHA Oral Briefing	<ul style="list-style-type: none"> - Waives the requirement for an oral briefing. - Provides for alternative methods to conduct required voucher briefing. 	12/31/2020	4/10/2020
HCV Term of Voucher - Extensions of Term	Allows PHAs to provide voucher extensions regardless of current PHA policy.	12/31/2020	4/10/2020

HCV PHA Approval of Assisted Tenancy	<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. 	12/31/2020	4/10/2020
HCV Absence from unit	<ul style="list-style-type: none"> - Allows for PHA discretion on absences from units longer than 180 days. - PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days. 	12/31/2020	4/10/2020
HCV Utility Allowance Schedule	<ul style="list-style-type: none"> - Provides for delay in updating utility allowance schedule. 	12/31/2020	4/10/2020