


**HOUSING AUTHORITY CITY OF KENNEWICK (WA012)**

**SUMMARY OF PUBLIC HOUSING AND HCV WAIVERS AND ALTERNATIVE REQUIREMENTS UTILIZED DUE TO COVID-19 PANDEMIC 7-21-2020**

#	Item	Statutory and Regulatory Waivers	Summary of Alternative Requirements	Availability Period Ends	Date of PHA Adoption
1	PH and HCV-3: Annual re-examination Income Verification	<u>Regulatory Authority</u> Sec 5.233(a)(2) <u>Sub-Regulatory Guidance</u> PIH Notice 2018-18	*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	7/31/2020  12/31/2020 per PIH 2020-13	4/10/2020
2	PH and HCV-4: Interim re-exams	<u>Regulatory Authority</u> Sec 5.233(a)(2), 982.516(c )(2), 960.257(b) and (d) <u>Statutory Authority</u> Sec 3(a)(1) <u>Sub-Regulatory Guidance</u> PIH Notice 2018-18	*Waives the requirements to use the income verification requirements, including the use of EIV, for interim re-exams	7/31/2020  12/31/2020 per PIH 2020-13	4/10/2020
3	PH and HCV-5: EIV System Monitoring	<u>Regulatory Authority</u> Sec 5.233 <u>Sub-Regulatory Guidance</u> PIH Notice 2018-18	*Waives the mandatory EIV (Enterprise Income Verification) monitoring requirements	7/31/2020 12/31/2020 per PIH 2020-13	4/10/2020
4	HQS-1: Initial Inspection	<u>Statutory Authority</u> Section (8)(o)(A)(i) Section 8(o)(8)(c ) <u>Regulatory Authority</u> Sec. 982.305(a) Sec. 982.305(b), 982.405	*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 that 10/31/20.	10/31/2020  12/31/2020 per PIH 2020-13	4/10/2020
5	HQS-2: PBV Pre-HAP Contract Inspections. PHA acceptance of completed units	<u>Statutory Authority:</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> Section 983.301(b) 983.156(a)(1)	*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 10/31/20.	7/31/2020 12/31/2020 per PIH 2020-13 10/31/2020 1-yr anniv of owners cert	4/10/2020

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6	HQS-3: Non-Life Threatening HQS Initial Unit Approval	<u>Statutory Authority</u> Section (8)(o)(8)(A)(ii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice 1/18/2017	*Allows for extension of up to 30 days for owner repairs of non-life threatening conditions	7/31/2020  12/31/2020 per PIH 2020-13	4/10/2020
7	HQS-4: Initial HQS Alternative Inspections	<u>Statutory Authority</u> Section (8)(o)(8)(A)(ii)  <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice 1/18/2017	*Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification when there are no life-threatening deficiencies  *Where self-certification was used, PHA must inspect the unit no later than 10/31/20.	7/31/2020  12/31/2020 per PIH 2020-13  10/31/2020 1 yr anniv of owner cert	4/10/2020
8	HQS-5: Biennial Inspections	<u>Statutory Authority</u> Section (8)(o)(D) <u>Regulatory Authority</u> Sec 982.405(a) & 983.103 (d)	*Allows for delay in biennial inspections *All delayed biennial inspections must be completed as soon as reasonable possible but by no later than October 31, 2020.	10/31/2020 1 yr after date on which inspection would have been required absent the waiver	4/10/2020
9	HQS-6: Interim Inspections	<u>Statutory Authority</u> Section (8)(o)(8)(F) <u>Regulatory Authority</u> Sec 982.405 (g) & 983.103(e)	*Waives the requirement for the PA to conduct interim inspection and requires alternative method  *Allows for repairs to be verified by alternative methods	7/31/2020  12/31/2020 per PIH 2020-13	4/10/2020
10	HQS-7: PBV Turnover Inspections	<u>Statutory Authority</u> Sec. 983.103 ( c)	*Allows for PBV turnover units to be filled based on owner certification that there are no life-threatening deficiencies. *Allows for delayed full HQS inspection	7/31/2020 12/31/2020 per PIH 10/31/2020 1-yr anniv of owners cert	4/10/2020
11	HQS-8: PBV HAP Contract-HQS Inspections to add or substitute units	<u>Statutory Authority</u> Sec 8(o)(8)(A) & 983.207(b) <u>Regulatory Authority</u> Sec 983.207(a), Sec 983.207(b)	*Allows for PBV units to be added or substituted in the HAP contract based on owner certification that there are no life-threatening deficiencies  *Allows for delayed full HQS inspection	7/31/2020 12/31/2020 per PIH 2020-13 10/31/2020 1-yr anniv of owners cert	4/10/2020

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12	HQS-9: HQS QC Inspections	<u>Regulatory Waivers</u> Sec 982.405(b)	*Provides for a suspension of the requirement for QC sampling inspections	10/31/2020 12/31/2020 PIH Notice	4/10/2020
13	HQS-10: HQS Space and Security	<u>Regulatory Waivers</u> Sec 982.401(d)	*Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping area for each two persons	Remains in effect one year from lease term or date of notice, whichever is longer	4/10/2020
14	HQS 11: Homeownership HQS	<u>Statutory Authority</u> Sec 8(o)(8)(A)(i) Sec 8(y)(3)(B) <u>Regulatory Authority</u> Sec 982.631(a)	*Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments to families *Requires family to obtain an independent professional inspection	7/31/2020 12/31/2020 per PIH 2020-13	4/10/2020
15	HCV 1: Administrative Plan	<u>Regulatory Authority</u> Sec 982.54(a)	*Waives the requirement to adopt revisions to the admin plan	7/31/2020 9/30/20 or 12/31/20 Bd	4/10/2020
16	HCV 2: PHA Oral Briefing	<u>Regulatory Authority</u> Sec 982.301(a)(3) Sec 982.252(a)	*Waives the requirement for an oral briefing *Provides for alternative methods to conduct required voucher briefing	7/31/2020 12/31/20 per PIH 2020-13	4/10/2020
17	HCV 3: Term of Voucher-Extensions of Term	<u>Regulatory Authority</u> Sec. 982.303(b)(1)	*Allows PHA's to provide voucher extensions regardless of current PHA policy	7/31/2020 12/31/20 per PIH	4/10/2020
18	HCV-4: PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> Sec. 982.305( c)	*Provides for HAP payments for contracts not executed within 60 days *PHA must not pay HAP to owner until HAP contract is executed	7/31/2020 12/31/20 per PIH 2020-13	4/10/2020
19	HCV-9 Homeownership Counseling	<u>Regulatory Authority</u> Sec. 982.630, 982.636(d) <u>Statutory Authority</u> Section 8(y)(1)(D)	*Waives the requirement for the family to obtain pre-assistance counseling	7/31/2020 12/31/2020 per PIH 2020-13	4/10/2020
20	PH-4: ACOP	<u>Regulatory Authority</u> Sec 960.202 ( c)(1)	*Changes to approval process for ACOP	7/31/2020 9/30/2020 or 12/31/20 Bd.	4/10/2020

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21	PH-5: CSSR	<u>Statutory Authority</u> Section 12( c) <u>Regulatory Authority</u> Sec 960.603(a), 960.603(b)	*Temporarily suspends CSSR (Public Housing resident community service requirement each month)	3/31/2021	4/10/2020
22	PH-6: Energy Audits	<u>Regulatory Authority</u> Sec 965.302	*Allows for delay in due dates of energy audits	One year beyond 2020 audit deadline	4/10/2020
23	PH-7: Over-income families	<u>Housing Opportunity Through Modernization Act of 2016</u> : Final Implementation of the Public Housing Income Limit 83 FR 35490 <u>Notice</u> : PIH Notice 2019-11	*Changes to timeframes for determination of income	12/31/2020	4/10/2020
24	PH-10: Tenant Notifications	<u>Regulatory Authority</u> Sec 966.5	*Advance notice not required except for policies related to tenant charges	7/31/2020 12/31/2020	4/10/2020
25	11a PHAs	<u>Regulatory Authority</u> 24 CFR Part 902	*Allows for alternatives related to inspections *PHA to retain prior year PHAS score unless requests otherwise	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/21	N/A
26	11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	*PHA to retain prior year SEMAP score unless requests otherwise	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/21	N/A
27	11c Financial Reporting	<u>Regulatory Authority</u> Sec 5.801( c), 5.801(d)(1)	*Allows for extensions of financial reporting deadlines	Varies by PHA FYE (KHA's FYE is 6/30)	4/10/2020
28	12a Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908 Sec 982.158 <u>Sub-Regulatory Guidance</u> PIH Notice 2011-65	*Waives the requirement to submit 50058s within 60 days *Alternative requirement to submit within 90 days of the effective date of action	12/31/2020	4/10/2020

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