

**GAINESVILLE HOUSING AUTHORITY
RESOLUTION 2020-009**

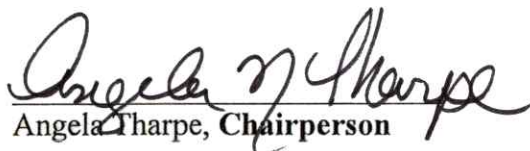
**A RESOLUTION ADOPTING THE IMPLEMENTATION OF VARIOUS WAIVERS
AUTHORIZED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD).**

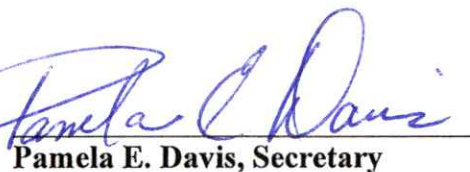
WHEREAS, The Gainesville Housing Authority has reviewed HUD Notice PIH 2020-05, COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program and determined that certain of the waivers and suspensions should be adopted by the Gainesville Housing Authority; and,

NOW, THEREFORE, IT BE RESOLVED BY the Board of Commissioners for the Gainesville Housing Authority, that:

1. The Executive Director is authorized to implement all applicable waivers identified in HUD Notice PIH 2020-05 that in her discretion are appropriate and necessary for the operations of the Housing Authority and in the best interests of the clients and residents served by the Housing Authority.
2. Such waivers shall be for the maximum time allowed by HUD Notice PIH 2020-05 and any revisions.
3. The title of each waiver is noted below in Exhibit A to this resolution.

DATED this 28th day of April, 2020.


Angela Sharpe, Chairperson


Pamela E. Davis, Secretary

Aye 4 Nay 0

ATTACHMENT "A"

The following charts summarize the waivers authorized under PIH Notice 2020-05 and the availability period for each.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h) <u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21	<ul style="list-style-type: none"> • Alternative dates for submission • Changes to significant amendment process 	<ul style="list-style-type: none"> • Varies based on FYE • 7/31/20 	No	
PH and HCV-2 Family income and composition – delayed annual reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)	<ul style="list-style-type: none"> • Permits the PHA to delay the annual reexamination of income and family composition • HCV PHAs must implement HCV-7 for impacted families if they implement this waiver 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4-28-2020
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 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4-28-2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-4 Interim reexaminations	<ul style="list-style-type: none"> PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	<ul style="list-style-type: none"> PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 			
PH and HCV-4 Interim reexaminations	<ul style="list-style-type: none"> PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Yes 	<ul style="list-style-type: none"> 4-28-2020
PH and HCV-5 EIV System Monitoring	<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"> 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 	<ul style="list-style-type: none"> continued 	
PH and HCV-6 FSS Contract of Participation	<ul style="list-style-type: none"> Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> 12/31/20 	<ul style="list-style-type: none"> No 	

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PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) 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	4-28-2020
HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<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	4-28-2020
HQS-2: <u>PBV</u> <u>Pre-HAP</u> <u>Contract</u> <u>Inspections</u> , <u>PHA acceptance</u> <u>of completed</u> <u>units</u>	<u>Statutory Authority</u> : Section 8(o)(8)(A) <u>Regulatory Authority</u> : §§ 983.301(b), 983.156(a)(1)	<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 October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	No	
HQS-3 Non-Life Threatening HQS - Initial	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Regulatory Authority</u>	<ul style="list-style-type: none"> • Allows for extension of up to 30 days for owner repairs of non-life threatening conditions 	<ul style="list-style-type: none"> • 7/31/20 	Yes	

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Unit Approval	HOTMA HCV Federal Register Notice January 18, 2017				4-28-2020
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	4-28-2020
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 October 31, 2020. 	<ul style="list-style-type: none"> • 10/31/20 	Yes	4-28-2020
HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F)	<ul style="list-style-type: none"> • Waives the requirement for the PHA to conduct interim inspection and 	<ul style="list-style-type: none"> • 7/31/20 		

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	<u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> requires alternative method Allows for repairs to be verified by alternative methods 		Yes	4-28-2020
HQS-7 PBV Turnover 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 	<ul style="list-style-type: none"> 7/31/20 10/31/20 	Yes	4-28-2020
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)	<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 	<ul style="list-style-type: none"> 7/31/20 10/31/20 	No	
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 	<ul style="list-style-type: none"> 10/31/20 	Yes	4-28-2020
HQS--10 HQS Space and	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> Waives the requirement that each dwelling unit 	Remains in effect one year from lease		

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Security		<ul style="list-style-type: none"> have at least 1 bedroom or living/sleeping room for each 2 persons. 	<ul style="list-style-type: none"> term or date of notice, whichever is longer 	Yes	4-28-2020
HQS-11 Homeownership HQS	<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 Requires family to obtain independent professional inspection 	<ul style="list-style-type: none"> 7/31/20 	No	
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 admin plan 	<ul style="list-style-type: none"> 7/31/20 	No	
HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(3) § 983.252(a)	<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	4-28-2020
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	4-28-2020

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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	4-28-2020
HCV-5 Absence from unit	<u>Regulatory Authority</u> § 982.312	<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 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4-28-2020
HCV-6 Automatic Termination of the HAP Contract	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> • Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4-28-2020
HCV-7 Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> • Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4-28-2020

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HCV-8 Utility Allowance Schedule	<u>Regulatory Authority § 982.517</u>	<ul style="list-style-type: none"> waiting for the next regular reexamination to do so. Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/20 	No	
HCV-9 Homeownership Counseling	<u>Statutory Authority Section 8(y)(1)(D)</u> <u>Regulatory Authority § 982.630, 982.636(d)</u>	<ul style="list-style-type: none"> Waives the requirement for the family to obtain pre-assistance counseling 	<ul style="list-style-type: none"> 7/31/20 	No	
HCV-10 FUP	<u>Statutory Authority Section 8(x)(2)</u>	<ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up 	<ul style="list-style-type: none"> 12/31/20 	Yes	4-28-2020
PH-1 Fiscal closeout of Capital Grant Funds	<u>Regulatory Authority § 905.322(b)</u>	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	Varies by PHA	Yes	4-28-2020
PH-2 Total Development Costs	<u>Regulatory Authority § 905.314(c)</u>	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	Applies to development proposals submitted to HUD no later than December 31, 2021	Yes	4-28-2020
PH-3 Cost limitations	<u>Regulatory Authority § 905.314(j)</u>	<ul style="list-style-type: none"> Allows for the use of force account labor for 	<ul style="list-style-type: none"> 12/31/20 		

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		<ul style="list-style-type: none"> modernization activities in certain circumstances 		Yes	4-28-2020
PH-4 ACOP	<u>Regulatory Authority § 960.202(c)(1)</u>	<ul style="list-style-type: none"> Changes to approval process for ACOP 	<ul style="list-style-type: none"> 7/31/20 	Yes	4-28-2020
PH-5 CSSR	<u>Statutory Authority Section 12(c)</u>	<ul style="list-style-type: none"> Temporarily suspends CSSR 	<ul style="list-style-type: none"> 3/31/21 	Yes	4-28-2020
PH-6 Energy Audits	<u>Regulatory Authority § 960.603(a) and 960.603(b)</u>	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	One year beyond 2020 audit deadline	Yes	4-28-2020
PH-7 Over-income families	<u>Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH 2019-11</u>	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income 	<ul style="list-style-type: none"> 12/31/20 	Yes	4-28-2020
PH-8 Resident Council	<u>Regulatory Authority § 964.130(a)(1)</u>	<ul style="list-style-type: none"> Provides for delay in resident council elections 	<ul style="list-style-type: none"> 7/31/20 	Yes	4-28-2020

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Elections					
PH-9 Utility Allowance	<u>Regulatory Authority § 965.507</u>	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/20 	No	
PH-10 Tenant notifications	<u>Regulatory Authority § 966.5</u>	<ul style="list-style-type: none"> Advance notice not required except for policies related to tenant charges 	<ul style="list-style-type: none"> 7/31/20 	Yes	4-28-2020
11a PHAS	<u>Regulatory Authority 24 CFR Part 902</u>	<ul style="list-style-type: none"> 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	N/A
11b SEMAM	<u>Regulatory Authority 24 CFR Part 985</u>	<ul style="list-style-type: none"> PHA to retain prior year SEMAM score unless requests otherwise 	HUD will resume issuing new SEMAM scores starting with PHAS with FYE dates of 3/31/21	N/A	N/A
11c Financial reporting	<u>Regulatory Authority §§ 5.801(c), 5.801(d)(1)</u>	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by PHA FYE	Yes	4-28-2020
12a Form HUD 5058	<u>Regulatory Authority 24 CFR Part 908, § 982.158</u> <u>Sub-regulatory Guidance</u>	<ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days 	<ul style="list-style-type: none"> 12/31/20 	Yes	4-28-2020

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	PIH Notice 2011-65	of the effective date of action			
12b Designated housing plan	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> Allows for HUD to delay notification about designated housing plan 	<ul style="list-style-type: none"> 7/31/20 	N/A	N/A
12c Deadline for reporting and Operating and Capital Fund expenditures	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> Provides a one-year extension 	One-year extension, however no programmatic expenditure end date shall be extended beyond one month prior to closure of relevant appropriations acc	Yes	4-28-2020