

Housing Authority of the City of Napa
Waivers Implemented under HUD Notice PIH 2020-05
As of May 20, 2020

Item	Statutory & Regulatory Waivers	Summary of alternative requirements	Availability Period Ends	Date of PHA Adoption	Description
PH & HCV-1 5-Year & Annual Plan	Statutory Authority Section 5A(a)(1), Section 5A(b)(1), Section 5A(h) Regulatory Authority 903.5(a)(3), 903.5(b)(3), 903.21	Change significant amendment process	7/31/2020	4/30/2020	Section 8 Annual Plan for FY2019 amended to add limited preference of up to 100 vouchers for households economically impacted by pandemic.
PH & HCV-2 Family Income & Composition - Delayed Annual Reexaminations	Statutory Authority Section 3(a)(1) Regulatory Authority § 982.516(a)(1), § 960.257(a)	Permits the delay of annual reexamination of income and family composition	12/31/2020	5/1/2020	Permits the delay of annual reexamination of income and family composition.
PH & HCV-4 Interim Reexaminations	Statutory Authority 5.233(a)(2) Regulatory Authority 5.233(a)(2), 982.516(c)(2), 960.257(b) & (d) Sub-regulatory Guidance PIH Notice 2018-18	Use self-certification of income as highest form of verification	7/31/2020	4/10/2020	Accept self-certification as highest form of verification to process income changes
PH & HCV-7 Waiting List	Regulatory Authority 982.206(a)(2) PIH Notice 2012-34	Waive public notice requirements for opening & closing the waiting list	7/31/2020	4/30/2020	Will notify public by posting on PHA website & outreach to community partners & landlords/property managers
HQS-5 Biennial Inspections	Statutory Authority Section 8(o)(D) Regulatory Authority 982.405(a), 983.103(d)	Allows for delay in biennial inspections (all delayed inspections must be completed as soon as reasonably possible but not later than 10/31/2020)	7/31/2020	4/26/2020	Allows delays in inspections upon request during the period there is a shelter-in-place order in place
HQS-9 Quality Control Inspections	Regulatory Authority 982.405(b)	Waive the regulatory requirement to conduct supervisory quality control inspections of a sampling of units under contract	10/31/2020	4/26/2020	Allows waiving the quality control inspections during the shelter-in-place order in place
HCV-1 Administrative Plan	Regulatory Authority 982.54(a)	Waives the requirement to adopt revisions to the Administrative Plan	7/31/2020	4/30/2020	Section 8 Administrative Plan amended to add limited preference of up to 100 vouchers for households economically impacted by pandemic who can lease-in place. Board approval to follow by 7/31/2020
HCV-2 PHA Oral Briefing	Regulatory Authority 982.301(a)(3) & 983.252(a)	Waive the requirement for an oral briefing & provides alternative methods to conduct required voucher briefing	7/31/2020	4/10/2020	Provide briefing through online video followed by phone call to answer questions
HCV-3 Term of Voucher extensions of term	Regulatory Authority 982.303(b)(1)	Allows PHAs to provide voucher extensions regardless of current policy	7/31/2020	4/10/2020	Time stopped on vouchers while shelter-in-place order in effect