

Housing Authority of the City of Napa
Waivers Implemented under HUD Notice PIH 2020-05 (& As Revised & Updated by PIH 2020-13 (HA) REV-1)
As of July 14, 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	12/31/2020	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-3 Annual Re-examination Income Verification	Regulatory Authority § 5.233(a)(2) Sub-regulatory Guidance PIH Notice 2018-18	Waives requirement to use income hierarchy, including use of EIV, & will allow consideration of self-certification as the highest for of income verification. Housing Authority will be responsible for addressing material income discrepancies that may arise later.	12/31/2020	4/10/2020	Housing Authority shall accept self-certification to process income changes when other sources are not available.
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	12/31/2020	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	12/31/2020	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 no later than 1 year after date biennial inspection would have been required absent waiver)	10/31/2020	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	12/31/2020	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	9/30/2020	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 12/31/2020
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	12/31/2020	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	12/31/2020	4/10/2020	Time stopped on vouchers while shelter-in-place order in effect
HCV-5 Absence from Unit	Regulatory Authority 24 CFR § 982.312	Allows PHA discretion to pay when units vacant beyond 180 days	12/31/2020	5/1/2020	Allows payment of HAP despite family's absence from unit of over 180 days for extenuating circumstances (i.e. hospitalization, caring for family members, etc.). If unit still vacant on 12/31/2020, HAP contract must terminate.
HCV-7 Increase in Payment Standard During HAP Contract Term	Regulatory Authority § 982.505(c)(4)	Provides option to increase payment standard for the family at any time after the effective date of the increase rather than waiting for the next regular reexamination	12/31/2020	7/14/2020	Allows family to request payment standard increase at any time rather than waiting for reexamination if reexam is delayed (see HCV-2)
11b SEMAP	Regulatory Authority 24 CFR Part 985	PHA retains prior year's SEMAP score unless it requests otherwise.	N/A	N/A	PHA will retain prior year's High Performer SEMAP score for Fiscal Year ending 6/30/2020