

Housing Authority of the City of Napa
Waivers Implemented under HUD Notice PIH-2021-13
(previously HUD Notice PIH 2020-05 & as revised & updated by PIH 2020-13 (HA) REV-1 & PIH 2020-33)
As of May 19, 2021

| 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. This limited preference expired in March 2021. |
| 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 | 6/30/2021 | 5/1/2020 | Permits the delay of annual reexamination of income and family composition. All reexaminations due in Calendar Year 2020 must be done by 12/31/2020. Reexams for 1/1/2021-12/31/2021 must be completed by 12/31/2021. |
| 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. | 12/31/2021 | 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 | 12/31/2021 | 4/10/2020 | Accept self-certification as highest form of verification to process income changes |
| PH & HCV-6 Family Self Sufficiency Contract of Participation: Contract Extension | Regulatory Authority 24 CFR § 984.303(d) | Adds circumstances around COVID-19 as "good cause" for allowing extensions not to exceed two years for FSS contracts | 12/31/2021 | 3/11/2021 | Allows Housing Authority to include circumstances around COVID-19 as a "good cause" reason to approve FSS contract extensions |
| 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 | 12/31/2021 | 4/30/2020 | Will notify public by posting on PHA website & outreach to community partners & landlords/property managers |

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| 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 6/30/22 for CY2021 biennial inspections & 12/31/22 for CY2022 biennial inspections). | 12/31/2021 | 4/26/2020 | Allows delays in inspections upon request. Effective 11/30/2020, requires owner certification of unit condition. |
| 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 | 12/31/2021 | 4/26/2020 | Allows suspension of quality control inspections. |
| HCV-1 Administrative Plan | Regulatory Authority 982.54(a) | § Waives the requirement to adopt revisions to the Administrative Plan & allows amendments to be implemented prior to Board approval. | 9/30/2021 | 4/30/2020 | Alternative process may be used through 9/30/2021. Board approval of amendments must follow by 12/31/2021 |
| 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 | 12/31/2021 | 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 | 12/31/2021 per PHA (HUD allows through 6/30/2021) | 4/10/2020 | Time was stopped on vouchers while shelter-in-place order in effect. PHA restarted time effective 1/1/2021. |
| HCV-5 Absence from Unit | Regulatory Authority CFR § 982.312 | 24 Allows PHA discretion to pay when units vacant beyond 180 days | 12/31/2021 | 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 12/31/2021, HAP contract must terminate. Requires documentation effective 11/30/2020. |
| 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 | 12/31/2021 | 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 & 6/30/2021. SEMAP scoring resumes for FYE 6/30/2022. |
| 11b-2 SEMAP | Regulatory Authority 985.101(a) | § Waives requirement to submit annual SEMAP certification in PIC within 60 days of FYE during period SEMAP scores rolled forward | 1/1/2022 | N/A | Waives requirement to submit SEMAP certification in PIC for FYE 6/30/2020 and FYE 6/30/2021. |