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7/21/2020

To all PCHA clients,

Recently, on July 2nd, 2020, HUD published PIH Notice 2020-13 (HA), Rev-1 which supersedes HUD PIH Notice 2020-05. This new notice contains all of the waivers previously allowed in Notice PIH 2020-05, along with 6 new ones. As mentioned before, the two notices give various housing entities the ability to create waivers in order to speed up or extend various processes and allows for quicker implementation of the waivers during the COVID-19 pandemic. PCHA is required to notify its clients and the general public of any waivers it is accepting, and this letter will do just that. Some of the waivers have an impact on PCHA clients, while others are for PCHA administrative purposes only. Not all eligible waivers were accepted.

The waiver item and a brief description will be listed below. Any impact on PCHA clients will also be noted.

PLEASE NOTE: This is an updated listed of PCHA accepted waivers and is different than the last notification given to PCHA clients on 6/11/2020. Please read through this list carefully!

PH and HCV-1: PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements

This waiver allows for PCHA's 5-Year Plan to be submitted at a later date. The new date is 1/16/2021 instead of 10/18/2020. As part of the process, PCHA is supposed to hold public hearings and notifications of significant amendments to PCHA's 5-Year Plan and 5-Year Plan itself. This waiver allows for those to be bypassed and notifications to be sent out as soon as practicable. This will have some impact on PCHA clients, mainly in the changing of various policies and PCHA's governing Admissions & Continued Occupancy Policy (ACOP).

PH and HCV-2: Family Income and Composition: Delayed Annual Examinations

This waiver allows for PCHA to delay annual tenant examinations due in 2020. All tenants must be examined no less than once annually. What this means for PCHA clients is that PCHA is able to delay the examinations, but must have the examinations done by 12/31/2020.

PH and HCV-5: Enterprise Income Verification (EIV) Monitoring

This waiver allows for PCHA to skip monitoring our mandatory EIV reports. These reports allow for PCHA to determine potential errors or tenant fraud. This waiver was accepted, but expires 7/31/2020, after which PCHA will go back to monitoring the mandatory EIV reports as required.

PH-4: ACOP: Adoption of Tenant Selection Policies

This waiver allows PCHA to make changes to its ACOP on an expedited basis. Some of the process for this was mentioned in PH and HCV-1 earlier. This waiver allows for PCHA to implement the changes without formal board approval initially, but the changes must be accepted no later than 7/31/2020. No tenant selection policies are expected to change.

PH-5: Community Service and Self-Sufficiency Requirement (CSSR)

This waiver allows for PCHA tenants to not be required to perform 8 hours of community service per month through 3/31/2021. The only PCHA tenants required to do community service are those who do not have a verified disability, do not receive state benefits, are younger than 62 years old, or are not working more than 30 hours per week. It is a very small percentage of PCHA clients required to do community service. Please verify with the office if you have questions about whether you are exempt.

PH-10: Tenant Notifications for Changes to Project Rules and Regulations

This waiver allows PCHA to bypass the advance 30-day notice required to be given to clients for changes in policies, rules, and special charges, except advance notice is still required for changes in tenant charges. PCHA will be using this waiver to update its ACOP and other policies, but no changes to tenant charges are expected. As of this letter, PCHA has changed the No Smoking Lease Addendum and Firearms and Weapons Lease Addendum. The Firearms and Weapons change adds a signature line and date line at the bottom of the document. The No Smoking change adds a signature line and date line at the bottom of the document **AND** also incorporates language regarding marijuana. Copies of these revised addendums are included with this letter. PCHA must still give notice of any changes to project rules and regulations within 30 days of making such changes.

PH-12: Public Housing Agency Annual Self-Inspections

This waiver allows for PCHA to bypass the annual inspection requirement of its apartments for calendar year 2020. PCHA's acceptance of this waiver does not alleviate the housing authority of its responsibility to provide safe housing or the need to repair broken items. PCHA is reminded to expeditiously identify, respond to, and address serious conditions that could jeopardize life or property. It also does not alleviate the requirement of PCHA clients to report broken, malfunctioning equipment or items that could jeopardize the life, health, or safety of themselves or others. This is a condition of the PCHA lease with its clients.

11. PHAS, SEMAP, and Uniform Financial Reporting Standards

c. Uniform financial reporting standards; Filing of financial reports; Reporting Compliance Dates

This waiver allows PCHA to extend the time when its annual audit is due to be completed. Traditionally, PCHA must submit an audit by 9/30/2020, but because of this waiver, PCHA has until 3/31/2021 to submit the audit. This has no bearing on PCHA clients.

12. Other Waivers and Administrative Relief

a. PHA Reporting Requirements on HUD Form 50058

This waiver allows PCHA to extend the period of time a HUD Form 50058 is submitted to HUD. HUD Form 50058's are generated each time a change is made to a PCHA clients data on income, household composition, community service, utility allowance, rent, etc. This waiver gives PCHA 90 days to submit the HUD Form 50058 instead of the usual 60 days. This has no bearing on PCHA clients.

c. Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds

This waiver allows PCHA more time to obligate and expend its Capital Funds. Capital Funds are required to be obligated within 24 months and expended within 48 months. This waiver allows a 1 year extension to the obligated and expended times. This has no bearing on PCHA clients.

These are the waivers PCHA has chosen to adopt. As changes to other policies and procedure are made, PCHA will notify its clients as soon as is possible, but most certainly within the 30 days after, as required. Some of the documents are very large and will be made available for inspection in PCHA community spaces, lobbies, waiting areas, and website. Copies are also available by request.

Any questions, comments, or concerns regarding waivers or policy changes please let Pike County Housing Authority know.

Chris Bruns
Executive Director

Pike County
Housing Authority