



CULVER CITY HOUSING AUTHORITY
Notification of Adoption of Waivers Contained in U.S. Department of
Housing and Urban Development Notice PIH 2020-33 (HA), REV-2



The U.S. Department of Housing and Urban Development (HUD), as authorized by the Coronavirus Aid, Relief and Economic Security (CARES) Act, has provided certain waivers and establishes alternative requirements to allow public housing authorities (PHA) administrative flexibilities in response to the COVID-19 national emergency. Pursuant to HUH Notice 2020-05, the CCHA has adopted the following waivers that could potentially affect you.

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM OPERATION CHANGES

- Family Income and Composition: Delayed Annual Examinations** Waives the statutory and regulatory requirement to permit PHA to delay reexaminations of HCV families. This waiver is in effect from December 22, 2020 until June 30, 2021.
- Increase in Payment Standard Under HAP Contract Term** HUD is allowing for PHAs who increase their payment standards, to make the increases effective immediately. This waiver is in effect from December 22, 2020 until June 30, 2021.
- Family Income and Composition: Annual Reexamination—Income Verification** Waives the requirements to use the income verification hierarchy, including the use of EIV, and allows PHAs to use self-certification as the highest form of income verification. This waiver is in effect from April 28, 2020 to June 30, 2021.
- Interim Reexaminations—Reported Decreases** Waives the requirement to use the income verification hierarchy, including the use of EIV, for interim reexaminations for family reported decreases in income. This waiver is in effect from April 28, 2020 to June 30, 2021.
- Family Self-Sufficiency—Extension of Contract of Participation** Provides for extensions to FSS contract of participation beyond 5-years and not to exceed 7-years. This waiver is in effect from April 28, 2020 to June 30, 2021.
- Initial Housing Quality Standards Inspection (New Contract)** Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. This waiver is in effect from April 10, 2020 to June 30, 2021.
- Biennial HQS Inspections** Allows for delay in biennial inspections. This waiver is in effect from April 28, 2020 but the PHA has to conduct an actual inspection by December 31, 2021.
- Interim HQS Inspections—HCV** Waives the requirement for the PHA to conduct interim inspections and requires alternative methods. This waiver is in effect from April 10, 2020 to June 30, 2021.
- HQS Quality Control Inspections** Provides for a suspension of the requirement for Quality Control Sampling Inspections. This waiver is in effect from April 10, 2020 to June 30, 2021.
- HWS Space and Security—Family Additions and Maximum Unit Occupancy** Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. This waiver is in effect from April 28, 2020 until June 30, 2021.
- Information When the Family Is Selected—PHA Oral Briefing for HCV program** Waives the requirement for an oral briefing. Provides for alternative methods to conduct required voucher briefing, such as webcast, video calls, or expanded information packet. This waiver is in effect from April 28, 2020 to June 30, 2021.
- Term of Voucher—Extensions of Term** Allows PHAs to provide voucher extensions regardless of current PHA policy. This waiver is in effect from April 10, 2020 to June 30, 2021.
- PHA Approval of Assisted Tenancy—When HAP Contract is Executed** Provides for HAP payments for contracts not executed within 60 days. The PHA must not pay HAP to owner until HAP contract is executed. This waiver is in effect from April 10, 2020 to June 30, 2021.
- Absence from Unit** Allows the PHA at its discretion to continue housing assistance payments and not terminate the HAP contract for family absence from the unit for a period of more than 180 consecutive days due to extenuating circumstances (e.g. hospitalization, extended stays in nursing homes, care for family members) from December 22, 2020 to June 30, 2021.
- Automatic Termination of the HAP Contract** Allows the PHA to extend the 180-day period of time (abeyance period) after the last HAP payment is made before the HAP contract terminates automatically. This waiver is in effect from April 28, 2020 until California lifts the Proclamation of State Emergency for COVID-19.
- Family Unification Program** Allows PHAs to increase age to 26 for foster youth initial lease up. The waiver is in effect from April 10, 2020 to June 30, 2021.
- Administrative Plan Changes** Allows PHAs to make changes to their administrative plan without formal adoption by the PHA’s Board of Commissioners. This waiver is in effect from June 1, 2020 until June 30, 2021.

These waivers are voluntary and subject to change based on operational needs and HUD rulings. If conditions allow for the CCHA to resume its standard practices prior to the expiration of a particular waiver, the CCHA reserves the right to terminate the use of that waiver prior to the waiver’s expiration date. The CCHA reserves the right to adopt additional waivers contained in PIH Notice 2020-33 (HA, REV-2, extensions, or any future waivers approved by HUD for the HCV program.