

Temporarily Adopted HUD Waivers and Alternative Requirements

The waivers and alternatives adopted below have been adopted to provide JCHA with essential flexibilities due to the COVID19 disruption from its normal operations. JCHA is required to notify residents and owners of any impacts the waivers may have on them. To meet this requirement, JCHA will place notification of the waiver changes on its Website.

JCHA will implement the following HUD waivers and alternative requirements effective April 10, 2020.

Item	Statutory and Regulatory waivers	Summary of alternative Requirements	Expiration Date
PH and HCV-3 Annual Reexamination Income Verification	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income hierarchy, including the use of EIV and allow PHA's to consider self-certification as the highest form of income verification. JCHA will accept self-certification as the highest form of income verification for annual reexaminations. Self-certification may occur through an email or postal mail from the tenant. • PHA's that implement this waiver will be responsible for addressing material income discrepancies that may arise later. The Housing Specialist will remind families of their obligation to provide true and complete information. The Housing Specialist will be responsible for addressing material income discrepancies that may arise later. 	7/31/2020
PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> 5.233 <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. JCHA will waive the required monitoring reports of the Deceased Tenant Report, Identity Verification Report, Immigration Report, IVT Report, Multiple Subsidy Report, and the New Hires Report on a monthly basis 	7/31/2020
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing the waiting list. JCHA will provide public notice through its website, voice message on its main and general information telephone number. 	7/31/2020
HQS-1 Initial Inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i) Section 8(o)(8)(C) <u>Regulatory Authority</u> 982.305(a)	<ul style="list-style-type: none"> • Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. JCHA will continue to inspect vacant initial inspections. Units not vacant, JCHA will rely on the owner's self-certification (JCHA form) that the owner has no reasonable basis to have knowledge that life-threatening 	7/31/2020

<p>HQS-1 Initial Inspection cont.</p>	<p>982.305(b), 982.405</p>	<p>conditions exist in the unit. This will allow JCHA to place the unit under HAP contract and commence making payments.</p> <ul style="list-style-type: none"> Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. JCHA will inspect the unit that was placed under HAP contract based on the owner's self-certification by October 31, 2020. <p>This waiver will include PHA-owned units if JCHA's independent contractor is unable to perform the inspection.</p>	<p>10/31/2020</p>
<p>HQS-2 PBV Pre-HAP contract Inspections, PHA acceptance of completed units</p>	<p><u>Statutory Authority:</u> Section 8(o)(8)(A)</p> <p><u>Regulatory Authority:</u> 983.301(b), 983.156(a)(1)</p>	<ul style="list-style-type: none"> Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. JCHA will continue to inspect vacant initial inspections. Units not vacant, JCHA will rely on the owner's self-certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit. This will allow JCHA to enter the pre-HAP contract. Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. JCHA will inspect the unit by October 31, 2020. <p>This waiver will include PHA-owned units if JCHA's independent contractor is unable to perform the inspection</p>	<p>7/31/2020</p> <p>10/31/2020</p>
<p>HQS-5 Biennial Inspections</p>	<p><u>Statutory Authority</u> Section 8(o)(D)</p> <p><u>Regulatory Authority</u> 982.405(a), 983.103(d)</p>	<ul style="list-style-type: none"> Allows for delay in biennial inspections. All delayed biennial inspections must be completed by October 31, 2020. JCHA will delay its biennial inspections for the tenant based and PBV units. This also includes PHA-owned units if JCHA's independent contractor is unable to perform the inspections. 	<p>10/31/2020</p>
<p>HQS-6 Interim Inspections</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(F)</p> <p><u>Regulatory Authority</u> 982.405(g), 983.103(e)</p>	<ul style="list-style-type: none"> Waives the requirement for the PHA to conduct interim inspection and requires alternative method: JCHA must notify the owner of the reported life-threatening deficiency and the owner must either correct the life-threatening deficiency within 24 hours of JCHA's notification or provide documentation that the reported deficiency does not exist. Documentation can be through email or a photo to JCHA. 	<p>10/31/2020</p> <p>7/31/2020</p>

<p>HQS-6 Interim Inspections cont.</p>		<p>In the case of reported non-life-threatening deficiency, JCHA will allow 30-day extension requested by the landlord if the landlord cannot or will not enter the unit due to COVID related issues. The extension will end when the state lifts the stay at home order and the landlord can safely enter the home. JCHA must notify the owner of the reported deficiency within 30 days and the owner must either make the repair or document that the deficiency does not exist within 30 days of JCHA’s notification or any approved extension.</p> <ul style="list-style-type: none"> Allows for repairs to be verified by alternative methods. JCHA is not required to conduct an on-site inspection to verify the repairs have been made but may rely on photos submitted by the owner or tenant certification. <p>This waiver also includes PHA-owned units if JCHA’s independent contractor is unable to perform the inspections.</p>	
<p>HQS-7 PBV Turnover Inspections</p>	<p><u>Regulatory Authority</u> 983.103(c)</p>	<ul style="list-style-type: none"> Allows for PBV turnover units to be filled based on owner certification when there are no life-threatening deficiencies. Allows for delayed full HQS inspections. JCHA will fill a turnover PBV unit without conducting an HQS inspection. <p>JCHA may rely on the owner’s certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit to allow a new family to occupy the vacated PBV unit. JCHA will complete inspections for turnover PBV units that were reoccupied without an HQS inspection by October 31, 2020.</p> <p>This waiver also includes PHA-owned units if JCHA’s independent contractor is unable to perform the inspections.</p>	<p>7/31/2020 10/31/2020</p>
<p>HQS-8 PBV HAP Contract HQS Inspections to Add or Substitute Units</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(A)</p> <p><u>Regulatory Authority</u> 983.207(a), 983.207(b)</p>	<ul style="list-style-type: none"> Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies. In order to substitute or add a new unit to the PBV HAP Contract, JCHA may rely on the owner’s certification that the owner has no reasonable basis to have knowledge that life threatening conditions may exist in the unit instead of conducting an initial inspection. Allows for delayed full HQS inspection 	<p>7/31/2020</p>

HQS-8 Cont.		<p>Units that was placed under HAP contract based on the owner's self-certification ends on October 31, 2020.</p> <p>This waiver also includes PHA-owned units if JCHA's independent contract is unable to perform the inspections.</p>	10/31/2020
HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> 982.405(b)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections. JCHA will not conduct supervisory quality control inspection of a sampling of units under contract. 	10/31/2020
HQS-10 HQS Space and Security	<u>Regulatory Authority</u> 982.401(d)	<ul style="list-style-type: none"> Waives the requirement that each dwelling unit have at least 2 bedroom or living/sleeping room for each 2 persons. JCHA will assist a current participant that needs to add a member or members to the assisted household as a result of the COVID-19 emergency, and the additional family members would result in the unit not meeting the space and security standards. <p>This provision does not apply to an initial or new lease. A participant must not enter into a new lease for a unit that does not comply with the space and security standards.</p> <p>For any family occupying a unit that does not meet the space and security requirements pursuant to this waiver, the waiver will be in effect for the duration of the current lease term or one year from the date of this notice, whichever period of time is longer.</p>	Remains in effect one year from lease term or date of notice, whichever is longer
HCV-1 Administrative Plan	<u>Regulatory Authority</u> 982.54(a)	<ul style="list-style-type: none"> Waives the requirement to adopt revisions to the admin plan. JCHA will revise its administrative plan on a temporary basis without Board approval. <p>Any informal revisions under this waiver authority must be formerly adopted by July 31, 2020.</p>	7/31/2020
HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> 982.301(a)(3) 983.252(a)	<ul style="list-style-type: none"> Waives the requirement for an oral briefing. Provides for alternative methods to conduct required voucher briefing. JCHA will conduct briefings by emailing the packet and reviewing it with the applicant through webcast, video call, or by phone. 	7/31/2020
HCV-3 Term of Voucher – Extensions of Term	<u>Regulatory Authority</u> 982.303(b)(1)	<ul style="list-style-type: none"> Allows PHA's to provide voucher extensions regardless of current PHA policy. JCHA will automatically grant extensions to applicants and participants whose voucher have expired before July 31, 2020. 	7/31/2020

<p>HCV-5 Absence from unit</p>	<p><u>Regulatory Authority</u> 982.312</p>	<ul style="list-style-type: none"> Allows for PHA discretion on absences from units longer than 180 days. PHA's must not make HAP payment beyond 12/31/20 for unit vacant more than 180 consecutive days. <p>JCHA will at its discretion to continue housing assistance payments and not terminate the HAP contract due to extenuating circumstances (e.g., hospitalization, extended stays at nursing homes, care for family members).</p> <p>JCHA may not make payments beyond December 31, 2020, and the HAP contract will terminate on that date if the family is still absent from the unit.</p> 	<p>12/31/2020</p>
<p>HCV-6 Automatic Termination of the HAP Contract</p>	<p><u>Regulatory Authority</u> 982.455</p>	<ul style="list-style-type: none"> Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. When a family's income increases to the extent that the housing assistance payment is reduced to \$0, HUD is waiving this requirement. <p>JCHA, upon written notice to the owner and family, may extend the period of time following the last payment to the owner that triggers the automatic termination of the HAP contract. The extension beyond the normally applicable 180 days is determined by JCHA but may not extend beyond December 31, 2020.</p> 	<p>12/31/2020</p>
<p>HCV-10 FUP</p>	<p><u>Statutory Authority</u> Section 8(x)(2)</p>	<ul style="list-style-type: none"> Allows PHA's to increase age to 26 for foster youth initial lease up from the age where the youth must not be more than 24 years of age (not yet reached their 25th birthday) to be eligible to be placed under HAP Contract. <p>JCHA may execute HAP contract on behalf of any otherwise eligible FUP youth not more than 25 years of age (not yet reached their 26th birthday).</p> 	<p>12/31/2020</p>