

RESOLUTION NO. 20-07

A RESOLUTION APPROVING COVID-19 STATUTORY & REGULATORY WAIVERS FOR PUBLIC HOUSING & SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the Department of Housing and Urban Development has authorized all Public Housing Authorities to implement certain waivers from its normal requirements without prior HUD approval (PIH Notice 2020-05, **SUBJECT:** COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program); and

WHEREAS, the waivers selected are based on the Fond du Lac County Housing Authority's local situation. The descriptions of the specific waivers attached are summaries. The Housing Authority shall fully understand and comply with the waivers as described in the HUD Notice in all their particularities; and

WHEREAS, the Executive Director is hereby delegated the express authority to nullify any waiver and end this modification of the procedures and/or policies at such time as the Executive Director determines appropriate. Also, the Executive Director may choose to not take advantage of any of these waivers at the Executive Director's sole discretion.

THEREFORE, BE IT RESOLVED the Fond du Lac County Housing Authority that due to the COVID-19 emergency, it has chosen to implement the following waivers all of which were implemented on March 17, 2020. They are being ratified by the Board of Commissioners on May 14, 2020. Any HUD extension of the dates mentioned below shall be automatically approved by the Housing Authority without further Board action.

Passed and adopted this 14 day of May, 2020.



Seal

A handwritten signature in black ink, appearing to read "Michael Morgan", written over a horizontal line.

Michael Morgan
Chairman

I, Louise M. Gudex, Executive Director of the Fond du Lac County Housing Authority, do hereby certify that the above Resolution is a true copy of the Resolution adopted by the Fond du Lac County Housing Authority on the 14 day of May, 2020.

A handwritten signature in blue ink, appearing to read "Louise M. Gudex", written over a horizontal line.

Louise M. Gudex
Executive Director

PUBLIC HOUSING AND SECTION 8 HOUSING CHOICE VOUCHER PROGRAMS

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

Agency Plans – The PHA hereby adopts the authority granted by HUD to delay submission of its agency plan **according to the dates provided in the HUD notice.**

Significant Amendments – The PHA adopts the waiver of the significant amendment process until July 31, 2020.

PH and HCV-4: Family Income and Composition: Interim Examinations

The requirements for annual examinations stated above in PH and HCV-3 also apply to interim examinations conducted before July 31, 2020. (The Housing Authority is allowing self-certifications if tenants hours were reduced, tenant was laid off or terminated due COVID-19.)

11. PHAS, SEMAP and Uniform Financial Reporting Standards

a. PHAS

HUD is suspending physical inspections for housing authorities unless the PHA requests a new PHAS score. New PHAS scores will not be issued for PHAs with a fiscal year ending on or before December 31, 2020. PHAS scoring will resume for PHAs with fiscal years ending March 31, 2021.

b. SEMAP

SEMAP scores are being suspended for PHAs whose fiscal year ends on or before December 31, 2020 unless the PHA requests a new SEMAP score. SEMAP scores will resume for PHAs with fiscal years ending March 31, 2021.

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

HUD is extending the required date for filing various financial reports according to a schedule set forth in the notice for all agencies with fiscal years ending before June 30, 2020.

PUBLIC HOUSING

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

This waiver suspends the community service requirement until March 31, 2021.

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

The PHA is required to provide 30-day notice to impacted families to changes in policies, rules and special charges before the changes are made. HUD is waiving the requirement for advance notice except for any changes made to tenant charges. However, the PHA is required to notify impacted families within 30 days of making such changes. This waiver expires July 31, 2020.

HOUSING CHOICE VOUCHER PROGRAM

HCV-3: Term of Voucher – Extensions of Term

HUD is waiving the requirement for voucher extensions to be according to the Administrative Plan. Instead, HUD is allowing the PHA to extend the term of vouchers according the needs of the PHA's community. This authority expires on July 31, 2020.

HOUSING QUALITY STANDARDS

HQS-6: HQS Interim Inspections

Interim inspections requested prior to July 31, 2020 do not have to follow the normal regulatory timeframes. Instead they must be made as soon as feasible. As a condition of this change the PHA is required to notify the owner of a reported life threatening deficiency. The owner must either correct the life threatening deficiency within 24 hours or provide adequate documentation that the reported deficiency does not exist. In the case of non-life threatening deficiencies the owner must make the repair or document that the deficiency does not exist within 30 days or any approved extension that the PHA makes. The PHA is not required to conduct an on-site inspection to verify the repairs have been made, but may rely on an alternative verification method such as photographs or tenant certifications.

HQS-9: HQS Quality Control Inspections

The requirement for PHAs to conduct supervisory quality control inspections of a sample of units under contract is waived until October 31, 2020.