

Summary of COVID-19 Statutory & Regulatory Waivers Adopted by the City of Chandler HCV & PH Programs



Item	Statutory and Regulatory Waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA Adoption	Comments and Impacts
<p>PH and HCV-1 PHA 5-Year and Annual Plan</p>	<p><u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)</p> <p><u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23</p>	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<p>10/18/2020</p> <p>12/31/2020</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u> A Public Hearing was conducted on Feb. 12, 2020.</p> <p>These documents will be reviewed and revised as necessary.</p> <p>Additional changes to these plans will be posted on the website in lieu of a public hearing.</p> <p><u>Impacts:</u> These documents had already been completed, which required additional staff time will need to be dedicated to performing these tasks.</p>
<p>PH and HCV-2 Family Income and Composition - Delayed Annual Reexaminations</p>	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)</p>	<ul style="list-style-type: none"> Permits the PHA to delay the annual income reexamination of income and family composition HCV PHA must implement HCV-7 (Payment Standards) for impacted families if they implement this waiver 	<p>12/31/2020</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u> This option will be taken only if the following attempts are unsuccessful:</p> <ul style="list-style-type: none"> Mail in information E-mailing information Faxing information Drop box outside of Housing Office <p>The PHA is utilizing the verification hierarchy, which includes self-certification as the last option.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> No payments to landlords or tenants who receive utility reimbursement payments will be processed until an annual reexamination can be completed Potential decrease in HAP costs until all reexaminations are completed and payments are caught up
<p>PH and HCV-3 Family Income and Composition: Annual Examination; Income Verification</p>	<p><u>Regulatory Authority</u> §5.233(a)(2), 960.259(c), 982.516(a)</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<ul style="list-style-type: none"> Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income 	<p>12/31/20</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u> The PHA will continue to use EIV as the first level in the verification hierarchy. In situations where staff is unable to retrieve EIV, then the PHA will fully adopt the waiver with the following guidelines:</p> <ul style="list-style-type: none"> Certification Statement signed by the tenant is preferred E-mails and phone calls will be accepted, however staff are responsible for reminding clients about Section 1001

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		<ul style="list-style-type: none"> verification forgoing 3rd party verification PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 				<ul style="list-style-type: none"> E-mail auto responses should be changed to include Section 1001 verbiage Notification of change letter will be amended to include Section 1001 verbiage IVT will be used at the next annual reexamination <p><u>Impacts:</u></p> <ul style="list-style-type: none"> Potential for program fraud resulting in termination from the HCV program, if discovered Ability to complete Annual Reexaminations in a more expeditious manner
<p>PH and HCV-4 Family Income and Composition: Interim reexaminations</p>	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(a),(b) and (d), 960.259(c)</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<ul style="list-style-type: none"> Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations forgoing 3rd party verification 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u> The PHA will continue to use EIV as the first level in the verification hierarchy. In situations where staff is unable to retrieve EIV, then the PHA will fully implement the waiver with the following guidelines:</p> <ul style="list-style-type: none"> If tenants experience an increase in income, an interim will be processed to increase their portion of rent Certification Statement signed by the tenant is preferred E-mails and phone calls will be accepted, however staff are responsible for reminding clients about Section 1001 E-mail auto responses should be changed to include Section 1001 verbiage Notification of change letter will be amended to include Section 1001 verbiage IVT will be used at the next annual reexamination <p><u>Impacts:</u></p> <ul style="list-style-type: none"> Potential for program fraud resulting in termination from the HCV program, if discovered Ability to complete Interim Reexams in a more expeditious manner Increased staff time will be necessary to process interims for increases in wages

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PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	<p><u>Regulatory Authority</u> § 5.233</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u> The PHA will continue to monitor EIV on a monthly basis and resolve issues. In situations where staff is unable to retrieve EIV, then the PHA will fully implement the waiver with the stipulation that resolution of issues may be delayed:</p> <p><u>Impacts:</u> Potential for over-subsidizing tenants</p>
PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension	<p><u>Regulatory Authority</u> § 982.206(a)(2)</p>	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u> The PHA will adopt the ability to extend a client's FSS contract on a case by case basis, depending upon each client's circumstances</p> <p><u>Impacts:</u> Potential for increased HAP costs, if clients who are earning escrow on a monthly basis remain on the program for an extended period of time</p>
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	<p><u>Regulatory Authority</u> § 982.206(a)(2)</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2012-34</p>	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	12/31/2020	YES	4/13/2020	<p><u>Comments:</u> The PHA will adopt this waiver with the following guidelines:</p> <ul style="list-style-type: none"> • The PHA will post information regarding the opening and closing of the waiting list on its web site • In conjunction with the City of Chandler Public Information Office, will send out PSA's to local newspapers, TV and radio stations as well as inform our community partners and provide public notice and voice mail message on our main phone number. • An automatic reply will be added to all PHA staff member's e-mails, providing information regarding that opening and closing of the waiting list.
HQS-1 Initial inspection	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C)</p> <p><u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405</p>	<ul style="list-style-type: none"> • Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later 	12/31/2020 1-year anniversary of date of owner's	YES	4/13/2020	<p><u>Comments:</u> The PHA will inspect vacant units and occupied units until further notice. If the PHA is unable to enter a unit due to a COVID safety concern, this waiver will be implemented with the following guidelines:</p> <ol style="list-style-type: none"> 1. Use of video calls between client's phone and inspector's phone, using FaceTime (Apple products) 2. Use of video calls between client's phone and inspector's tablet using Duo for Google (Android Products)

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		<p>than 1-year anniversary of date of owner's certification.</p>	<p>certification</p>			<p>3. Use of video call between inspector's tablet (handled by client) and inspector's phone, using Duo for Google 4. Pictures and self-certification, subject to section 1001 penalties 5. A list of all self-certified inspections will be maintained, to ensure that physical inspections are completed at the end of the waiver period 6. Any self-certified inspections must be signed by both the landlord and the tenant</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential for fraud • Potential for improper payments
<p>HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units</p>	<p><u>Statutory Authority:</u> Section 8(o)(8)(A) <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 • Where self-certification was used, PHA must inspect the unit no later than 1-Year anniversary date of owner's certification. 	<p>12/31/2020 1-year anniversary of date of owner's certification</p>	<p>NO</p>	<p>Waiver not adopted</p>	<p><u>Comments:</u> N/A - The City of Chandler does not currently participate in the PBV program.</p>
<p>HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option</p>	<p><u>Statutory Authority:</u> Section 8(o)(8)(A)(ii) <u>Sub-regulatory Guidance:</u> HOTMA HCV Federal Register Notice January 18, 2017</p>	<ul style="list-style-type: none"> • Allows for extension of up to 30 days for owner repairs of non-life threatening conditions 	<p>12/31/2020</p>	<p>YES</p>	<p>7/10/2020</p>	<p><u>Comments:</u> The PHA will continue to follow current policies of a unit passing inspection before the effective date of the contract. Extensions will be approved on a case-by-case basis, depending upon the current emergency situation that prevents a landlord from obtaining materials to complete repairs.</p> <p>Since the PHA recognizes that it may be difficult to complete repairs within 30 days during this crisis, the PHA will adopt this waiver to allow landlords up to 30 days to complete non-life threatening conditions. The extension to make the non-life threatening repairs may extend beyond Dec. 31, 2020, depending on the date the PHA approved the extension. For</p>

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						<p>example, if the PHA approved the extension on Dec.15th, the maximum extension provided to the owner would be Jan. 14th. If the owner has not made the NLT repairs by the end of the pHA extension period, the PHA will withhold the payment.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential for improper payments • Potential for clients living in sub-standard housing
<p>HQS-4 HQS Initial - Inspection Requirement: Alternative Inspection Option</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(iii)</p> <p><u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017</p>	<ul style="list-style-type: none"> • Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification 	<p>12/31/2020</p> <p>1-year anniversary of date of owner's certification</p>	<p>YES</p>	<p>4/13/2020</p>	<p>The PHA will continue to follow current policies of conducting physical inspections as long as it is safe to do so. If that should change, alternate methods will be employed to verify initial inspections of occupied units.</p> <p>Alternate inspections would include a virtual inspection, with an owner self-certification to be provided.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential for improper payments • Potential for clients living in sub-standard housing
<p>HQS-5 HQS Inspection Requirement: 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 as soon as reasonably possible but by no later than 1 year after the date on which the biennial inspection would have been required absent the waiver. 	<p>10/31/2020</p> <p>1 year after the date on which the biennial inspection would have been required absent the waiver</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u></p> <p>The PHA will adopt this waiver and will maintain a list of impacted units to ensure that physical inspections are completed at the end of the waiver period</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential for improper payments • Potential for clients living in sub-standard housing

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<p>HQS-6: HQS Interim Inspections (Special 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 • Allows for repairs to be verified by alternative methods 	<p>12/31/2020</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u> The PHA will continue to follow the current policy of conducting physical inspections as long as it is safe to do so. If that should change, alternate methods will be employed to perform interim inspections (special inspections) of occupied units.</p> <p>The PHA will adopt this waiver with the following guidelines:</p> <ol style="list-style-type: none"> 1. Use of video calls between client's phone and inspector's phone, using FaceTime (Apple products) 2. Use of video calls between client's phone and inspector's tablet using Duo for Google (Android Products) 3. Use of video call between inspector's tablet (handled by client) and inspector's phone, using Duo for Google 4. Pictures and self-certification, subject to section 1001 penalties 5. A list of all self-certified inspections will be maintained, to ensure that physical inspections are completed at the end of the waiver period 6. Any self-certified inspections must be signed by both the landlord and the tenant <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential for fraud • Potential for improper payments
<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 there are no life-threatening deficiencies • Allows for delayed full HQS inspection 	<p>7/31/2020</p> <p>10/31/2020</p>	<p>NO</p>	<p>Waiver not adopted</p>	<p><u>Comments:</u> <u>N/A-The City of Chandler does not currently participate in the PBV program.</u></p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential for fraud • Potential for improper payments
<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 	<p>12/31/2020</p>	<p>NO</p>	<p>Waiver not adopted</p>	<p><u>Comments:</u> N/A-The City of Chandler does not currently participate in the PBV program.</p>

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		life-threatening deficiencies <ul style="list-style-type: none"> Allows for delayed full HQS inspection 	1-year anniversary of date of owner's certification			
HQS-9 HQS Quality Control Inspections	<u>Regulatory Authority</u> § 982.405(b), 983.103€(3)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will adopt this waiver and will resume Quality Control Inspections at the end of the waiver period. <u>Impacts:</u> <ul style="list-style-type: none"> Potential for improper payments Potential for tenants living in sub-standard conditions
HQS-10 Housing Quality Standards: 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 1 bedroom or living/sleeping room for each 2 persons. 	Remains in effect one year from lease term or date of Notice, whichever is longer	NO	Waiver not adopted	<u>Comments:</u> Currently, families are able to find units that meet the occupancy standards. If that should change, the PHA reserves the right to adopt this waiver. <u>Impacts:</u> Potential for tenants living in overcrowded conditions
HQS-11 Homeownership Options: Initial HQS Inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments Requires family to obtain independent professional inspection 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A - The PHA does not participate in the homeownership program.
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> Establishes an alternative requirement that policies may be adopted without board approval Any provisions adopted informally must be adopted formally NLT December 31, 2020 	9/30/2020 12/31/2020	YES	4/13/2020	<u>Comments:</u> A Public Hearing was conducted on Feb. 12, 2020. These documents will be reviewed and revised as necessary. Additional changes to these plans will be posted on the website in lieu of a public hearing. <u>Impacts:</u> This document had already been completed and submitted to HUD, additional staff time will need to be dedicated to

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<p>HCV-2 Information When Family is Selected: PHA Oral Briefing</p>	<p><u>Regulatory Authority</u> § 982.301(a)(1), § 983.252(a)</p>	<ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing 	<p>12/31/2020</p>	<p>YES</p>	<p>4/13/2020</p>	<p>performing these tasks.</p> <p><u>Comments:</u></p> <ul style="list-style-type: none"> • The PHA will conduct briefings through a variety of different methods to include: virtual briefings and conference calls • Virtual briefings will make available all information online • Briefing information (packet documents) will be available online, via email, and the U.S. Postal Service • Language services will be made available upon request. <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Increased staff time being spent on briefings • Increased postage costs for briefing material that cannot be e-mailed
<p>HCV-3 Term of Voucher: -Extensions of Term</p>	<p><u>Regulatory Authority</u> § 982.303(b)(1)</p>	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy 	<p>12/31/2020</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u></p> <p>Any and all requests for extensions will be granted, whether these requests are in writing or over the phone. Extensions for non-elderly, non-disabled families will be granted for 60 days beyond the 120 days, for a total voucher term of 180 days. Extensions for disabled or elderly households will be granted for 60 days beyond the 180 days, for a total voucher term of 240 days.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential delays in clients leasing up in a unit • Clients will have a greater opportunity to find a suitable unit
<p>HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed</p>	<p><u>Regulatory Authority</u> § 982.305(c)</p>	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP contract is executed 	<p>12/31/2020</p>	<p>YES</p>	<p>7/10/2020</p>	<p><u>Comments:</u></p> <p>We will continue to follow our current policies. Only in extreme circumstances, on a case-by-case review, will this waiver be implemented.</p> <p>The PHA will allow up to 120 days from the beginning of the lease term to the contract signing.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> • Potential delays in clients leasing up in a unit • Greater flexibility

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<p>HCV-5 Absence from unit</p>	<p>Regulatory Authority § 982.312</p>	<ul style="list-style-type: none"> Allows for PHA discretion on absences from units longer than 180 days PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days 	<p>12/31/2020</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u> For those temporarily absent from the unit no longer than 180 days, the PHA will continue to make HAP payments through 12/31/2020. If an annual reexamination is needed during that time period, all payments will stop until an annual reexamination can be completed.</p> <p>Notification must be received from the family member or representative of the need for this waiver.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> Potential for increased HAP costs Potential for increased fraud Preservation of housing for families
<p>HCV-6 Automatic Termination of the HAP Contract</p>	<p>Regulatory Authority § 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 	<p>12/31/2020</p>	<p>YES</p>	<p>4/13/2020</p>	<p><u>Comments:</u> Upon written notice to the owner and family, the PHA will allow zero HAP families to remain on the program until 12/31/2020 or six months from the time the last HAP payment was made, whichever comes first.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> Greater flexibility at this time of uncertainty Provides a safety net for families facing potential job loss Preservation of housing for families
<p>HCV-7 Increase in Payment Standard During HAP Contract Term</p>	<p>Regulatory Authority § 982.505(c)(4)</p>	<ul style="list-style-type: none"> Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so. 	<p>12/31/2020</p>	<p>YES</p>	<p>7/10/2020</p>	<p><u>Comments:</u> Should the PHA delay the annual reexamination for a family under Item PH and HCV-2, the PHA will apply any increase to the payment standard to this annual, once it is completed.</p> <p>Annual Reexaminations are continuing to be processed in a timely manner with the appropriate documentation available. If that should change, the PHA will implement this waiver, as necessary waiver.</p> <p><u>Impacts:</u></p> <ul style="list-style-type: none"> No payments to landlords or tenants who receive utility reimbursement payments will be processed until an annual

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						reexamination can be completed <ul style="list-style-type: none"> Potential decrease in HAP costs until all reexaminations are completed and payments are caught up
HCV-8 Utility Allowance Schedule	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	12/31/2020	YES	7/10/2020	<p><u>Comments:</u> The PHA updated Utility Allowance Schedules effective 7/1/2020 and were adopted, pending Board approval.</p> <p>The PHA reserves the right to implement this waiver in 2021, if necessary, should unforeseen circumstances arise.</p> <p><u>Impacts:</u> Potential for inaccurate HAP/URP payments</p>
HCV-9 Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> § 982.630, 982.636(d)	<ul style="list-style-type: none"> Waives the requirement for the family to obtain pre-assistance counseling 	12/31/2020	NO	Waiver not adopted	<p><u>Comments:</u> N/A -The City of Chandler does not participate in a homeownership program.</p>
HCV-10 Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up 	12/31/2020	NO	Waiver not adopted	<p><u>Comments:</u> N/A - The City of Chandler does not participate in a FUP program.</p>
HCV-11: Family Unification Program (FUP): Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020 	12/31/2020	NO	Waiver not adopted	<p><u>Comments:</u> N/A - The City of Chandler does not participate in a FUP program.</p>
HCV-12 Family Unification Program (FUP): Timeframe for Referral	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days 	12/31/2020	NO	Waiver not adopted	<p><u>Comment:</u> N/A - The City of Chandler does not participate in a FUP program.</p>

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HCV 13 Homeownership: Maximum Term of Assistance	<u>Regulatory Authority</u> §982.634(a)	<ul style="list-style-type: none"> Allows PHAs to extend homeownership assistance for up to 1 additional year 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A - The City of Chandler does not participate in a homeownership program.
HCV-14 Mandatory Removal of Unit from PBV HAP Contract	<u>Regulatory Authority</u> §§983.211(a); 983.258	<ul style="list-style-type: none"> Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020 	12/31/2020	NO	Waiver not adopted	<u>Comments:</u> N/A - The City of Chandler does not currently participate in a PBV program.
PH-1 Fiscal Closeout of Capital Grant Funds	<u>Regulatory Authority</u> §905.322(b)	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	Varies by PHA	YES	7/10/2020	<u>Comments:</u> ADCC and AMCC forms due between March 1 st and September 30, 2020.
PH-2 Total Development Costs	<u>Regulatory Authority</u> §905.314(c)-(d)	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	Applies to development proposals submitted to HUD no later than December 31, 2021	YES	7/10/2020	<u>Comments:</u> Submitted before 12/31/2021.
PH-3 Cost and Other Limitations: Types of Labor	<u>Regulatory Authority</u> §905.314(j)	<ul style="list-style-type: none"> Allows for the use of force account labor for modernization activities in certain circumstances 	12/31/2020	NO	Waiver not adopted	
PH-4 ACOP: Adoption of Tenant Selection Policies	<u>Regulatory Authority</u> §960.202(c)(1)	<ul style="list-style-type: none"> Establishes alternative requirement that policies may be adopted without board approval Any provisions adopted informally must be adopted formally NLT December 31, 2020 	9/30/2020 12/31/2020	YES	7/10/2020	<u>Comments:</u> These documents will be reviewed and revised as necessary. Additional changes to these plans will be posted on the website in lieu of a public hearing.
PH-5 Community Service and Self-Sufficiency	<u>Statutory Authority</u> Section 12(c)	<ul style="list-style-type: none"> Temporarily suspend CSSR 	3/31/2021	YES	4/13/2020	

Summary of COVID-19 Statutory & Regulatory Waivers Adopted by the City of Chandler HCV & PH Programs



Item	Statutory and Regulatory Waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA Adoption	Comments and Impacts
Requirement (CSSR)	<u>Regulatory Authority</u> §§960.603(a) and 960.603(b)					
PH-6 Energy Audits	<u>Regulatory Authority</u> §965.302	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	One year beyond 2020 audit deadline	YES	7/10/2020	<u>Comments:</u> Due one year beyond date of energy audit deadline.
PH-7 Over-Income Families	<u>Statutory Authority</u> Section 16(a)(5) <u>Sub-regulatory Guidance</u> Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490, Notice PIH 2019-11	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income 	12/31/2020	YES	7/10/2020	
PH-8 Resident Council Elections	<u>Regulatory Authority</u> §964.130(a)(1)	<ul style="list-style-type: none"> Provides for delay in resident council elections 	12/31/2020	YES	4/13/2020	<u>Comments:</u> This was extended from PIH Notice 2020-05.
PH-9 Review and Revision of Utility Allowance	<u>Regulatory Authority</u> §965.507	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	12/31/2020	YES	7/10/2020	<u>Comments:</u> The PHA updated Utility Allowance Schedules effective 7/1/2020 and were adopted, pending Board approval. A Public Hearing was conducted on Feb. 12, 2020. The 2021 Utility Allowance Schedules will not be effective until 7/1/2021. These documents will be reviewed and revised as necessary. Additional changes to these plans will be posted on the website in lieu of a public hearing.
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	<u>Regulatory Authority</u> §966.5	<ul style="list-style-type: none"> Advance notice not required except for policies related to tenant changes 	12/31/2020	YES	4/13/2020	

Summary of COVID-19 Statutory & Regulatory Waivers Adopted by the City of Chandler HCV & PH Programs



Item	Statutory and Regulatory Waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA Adoption	Comments and Impacts
PH-11 Designated Housing Plan Renewals	<u>Statutory Authority</u> Sectin 7(f)	<ul style="list-style-type: none"> Extends the Plan's effective period through December 31, 2020, for Plans due to expire between the date of this Notice and December 31, 2020. 	12/31/2020	YES	7/10/2020	
PH-12: Public Housing Agency Annual Self-Inspections	<u>Statutory Authority</u> Section 6(f)(3) <u>Regulatory Authority</u> § 902.20(d)	<ul style="list-style-type: none"> Waives the requirement that the PHA must inspect each project 	12/31/20	YES	4/13/2020	<u>Comments:</u> This was extended and clarified from 10/31/2020. The PHA continues to receive maintenance requests and reports of life-threatening safety concerns directly from residents via an online portal and calls to the office. The PHA will continue to conduct exterior site inspections on a monthly basis.
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> Allows for alternatives related to inspections PHA to retain prior year PHAS score unless requests otherwise 	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/2021	YES	4/13/2020	<u>Comments:</u> This waiver was in the PIH Notice 2020-05
11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> PHA to retain prior year SEMAP score unless requests otherwise 	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/21	YES	4/13/2020	<u>Comments:</u> Automatically waived by HUD <u>Impacts:</u> Decreased administrative burden
11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by PHA FYE	YES	4/13/2020	<u>Comments:</u> The PHA already submitted audited financial information by 3/31/2020. We are adopting this waiver in case it is extended for FY20 financial statements.

Summary of COVID-19 Statutory & Regulatory Waivers Adopted by the City of Chandler HCV & PH Programs



Item	Statutory and Regulatory Waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA Adoption	Comments and Impacts
12a PHA Reporting Requirements on Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> • Waives the requirement to submit 50058 within 60 days • Alternative requirement to submit within 90 days of the effective date of action 	12/31/2020	YES	4/13/2020	<u>Comments:</u> The PHA will make every attempt to submit 50058s within 60 days of the effective date, however unforeseen circumstances may arise in the future that make this difficult. <u>Impacts:</u> Potential for inaccurate PIC/EIV reports
12b Designated Housing Plans: HUD 60-Day Notification	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> • Allows for HUD to delay notification about designated housing plan 	7/31/20	YES	7/10/2020	
12c Extension of Deadline for Programmatic Obligations and Expenditure of Capital Funds	<u>Statutory Authority</u> Section 9(dj)	<ul style="list-style-type: none"> • Provides a one-year extension 	For all open Capital Fund grants, one-year extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020	YES	7/10/2020	