

## ADOPTION OF AVAILABLE HUD WAIVERS

The Department of Housing and Urban Development (HUD) issued NOTICE PIH 2020-05 on April 10, 2020. This notice remains in effect until amended, superseded or rescinded. Pursuant to the authority provided under the CARES Act, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) program. These waivers provide administrative flexibilities and relief to Housing Authority of the City of Fort Myers in response to the COVID-19 national emergency.

Summary of HUD Waivers Adopted by HACFM

Waiver Item	Summary of Waiver	Expiration Date	Was Waiver Adopted?	Date of Adoption
Delayed Annual Reexams for Public Housing & HCV Program	Permits the HACFM to delay the annual reexamination of income and family composition	12/31/20	YES However, HACFM staff expect minimal, if any, delays in Annual Reexaminations	4/17/20
Income Verification for Public Housing and HCV Program	Although allowed to use self-certification, tenants may be responsible to repay any amounts due to HACFM as a result of discrepancies between the amount reported and the amount verified	7/31/20	YES, See new Self Certification Form	4/17/20
Initial (Move-In) inspections for HCV Program and Project Based Voucher Program	Owner may self-certify that there are no life-threatening items that need corrected When used, HACFM will reinspect by 10/31/20  *we have added with knowledge of prior good standing for HQS inspections by known landlords	7/31/20 (owner's self-cert) 10/31/20 (HACFM inspect by date for units under owner self-cert)	Yes	4/17/20
Concern Inspections	Allows HACFM to postpone inspections and rely on alternative methods such as self-certification to ensure unit meets Housing Quality Standards  *we have added with knowledge of prior good standing for HQS inspections by known landlords	7/31/20	Yes	4/17/20

HQS Quality Control Inspections	Suspends Quality Control inspections  *we have added with knowledge of prior good standing for HQS inspections by known landlords	10/31/20	Yes	4/17/20
HQS Space and Security	Waives the requirement that each dwelling unit have at least 1 sleeping room for each 2 persons	Remains in effect one year from lease term	Yes, however, may only apply to units outside the Fort Myers city limits	4/17/20
HACFM Oral Briefing	Waives the requirement for an oral briefing  Allows voucher briefings to be conducted via phone, mail, or email	7/31/20	Yes	4/17/20
Extensions of Voucher Terms	Allows HACFM to provide voucher extensions regardless of current policy	7/31/20	Yes	4/17/20
Absence from unit	HACFM may allow, in certain circumstances, the family to be out of the unit longer than 180 days but not to exceed 240 days	12/31/20	Yes	4/17/20
Voucher termination for 180 days of no Housing Assistance Payment (Zero HAP)	HACFM may decide to not automatically terminate assistance when a family has received no housing assistance for 180 days due to having enough income to support paying full rent (extending this time through the end of the calendar year)	12/31/20	Yes	4/17/20
Public Housing: ACOP (Program Policies)	Eases revision requirements to Public Housing policies	7/31/20	Yes	4/17/20

Public Housing: Community Service Requirement	Community Service Requirements are temporarily suspended	3/31/21	Yes	4/17/20
Public Housing: Over-income families	Changes to timeframes for determination of over-income	12/31/20	Yes	4/17/20
Public Housing: Resident Council Elections	Allows for delays to elections	7/31/20	Yes	4/17/20
Public Housing: Tenant Notifications	Advance notice not required except policies related to tenant charges	7/31/20	Yes	4/17/20
Homeownership Counseling	Waives the requirement for the family to obtain pre-assistance counseling for Homeownership Program	7/31/20	Yes	4/17/20
FSS Contract of Participation	Allows additional extensions to FSS contract of participation	12/31/20	Yes	4/17/20
Unaudited Financial Submission	HUD is extending the reporting due date of PHAs unaudited submission to the REAC as required by 24 CFR 5.801(c) and 24 CFR 5.801(d)(1) for PHAs with a fiscal year end (FYE) of December 31, 2019. The new due date for these PHAs unaudited submission is now August 31, 2020. For PHAs with a FYE of March 31, 2020, the new due date is November 30, 2020.	11/30/20  This extension does not require individual PHA's t seek HUD approval	N/A	4/17/20