

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-1	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)	Alternative dates for submission	Varies based on FYE	No, CA 149 has not implemented the waiver/alternative requirement	N/A
PHA 5-Year and Annual Plan	<u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21	Changes to significant amendment process	7/31/2020		
PH and HCV-2	<u>Statutory Authority</u> Section 3(a)(1)	Permits the PHA to delay the annual reexamination of income and family composition		No, CA 149 has not implemented the waiver/alternative requirement	N/A
Family income and composition – delayed annual reexaminations	<u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)	HCV PHAs must implement HCV-7 for impacted families if they implement this waiver	12/31/2020		
PH and HCV-3	<u>Regulatory Authority</u> § 5.233(a)(2)	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 verification		Yes, CA 149 implemented the waiver/alternate requirement. PCHA will utilize EIV to verify income and will allow income self-certification via a sworn statement to verify income from an applicant/participant.	13-Apr-20
Annual reexamination Income Verification	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18	PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later	7/31/2020		
PH and HCV-4	<u>Statutory Authority</u> Section 3(a)(1)			Yes, CA 149 implemented the waiver/alternate requirement. PCHA will utilize EIV to verify income and will allow self-certifications via sworn statement from participants for changes in income.	13-Apr-20
Interim reexaminations	<u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d)	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	7/31/2020		
PH and HCV-5	<u>Regulatory Authority</u> § 5.233			Yes, CA 149 implemented the waiver.	13-Apr-20
EIV System Monitoring	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18	Waives the mandatory EIV monitoring requirements	7/31/2020		
PH and HCV-6	<u>Regulatory Authority</u> § 984.303(d)	Provides for extensions to FSS contract of participation	12/31/2020	No, CA 149 does not have FSS	N/A
FSS Contract of Participation					
PH and HCV-7	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	Requires alternative process	7/31/2020	Yes, CA 149 has implemented the waiver/alternative requirement. PCHA will provide notice for opening and closing the waiting list on our website and outgoing phone message.	17-Jun-20
Waiting List					
HQS-1	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(B)	Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies	7/31/2020	Yes, CA 149 implemented the waiver/alternate requirement. PCHA will utilize the HOUSING QUALITY STANDARDS (HQS) OWNER CERTIFICATION FORM for initial inspections.	13-Apr-20
Initial inspection	<u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	Where self-certification was used, PHA must inspect the unit no later than October 31, 2020.	10/31/2020		
HQS-2	<u>Statutory Authority</u> Section 8(o)(8)(A)	Changes inspection requirements, allowing for owner certification that there are no lifethreatening deficiencies	7/31/2020	No, CA 149 does not have PBV units	N/A
PBV Pre-HAP Contract Inspections, PHA acceptance of completed units	<u>Regulatory Authority</u> §§ 983.301(b), 983.156(a)(1)	Where self-certification was used, PHA must inspect the unit no later than October 31, 2020	10/31/2020		
HQS-3	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii)			No, CA 149 has not implemented the waiver/alternate requirement	N/A
Non-Life Threatening HQS - Initial Unit Approval	<u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	Allows for extension of up to 30 days for owner repairs of non-life threatening conditions	7/31/2020		
HQS-4	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii)	Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies	7/31/2020	No, CA 149 has not implemented the waiver/alternate requirement	N/A
Initial HQS - Alternative Inspections	<u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	Where self-certification was used, PHA must inspect the unit no later than October 31, 2020	10/31/2020		
HQS-5	<u>Statutory Authority</u> Section 8(o)(D)	Allows for delay in biennial inspections		No, CA 149 has not implemented the waiver/alternative requirement	N/A
Biennial Inspections	<u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	All delayed biennial inspections must be completed as soon as reasonably possible but by no later than October 31, 2020.	10/31/2020		

HQS-6	<u>Statutory Authority</u> Section 8(o)(8)(F)	Waives the requirement for the PHA to conduct interim inspection and requires alternative method	7/31/2020	Yes, CA 149 implemented the waiver/alternate requirement. PCHA will utilize the HOUSING QUALITY STANDARDS (HQS) REPAIR SELF-CERTIFICATION FORM for interim inspections.	13-Apr-20
Interim Inspections	<u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	Allows for repairs to be verified by alternative methods	7/31/2020		
HQS-7		Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies	7/31/2020	No, CA 149 does not currently have PBV units	N/A
PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	Allows for delayed full HQS inspection	10/31/2020		
HQS-8	<u>Statutory Authority</u> Section 8(o)(8)(A)	Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies	7/31/2020	No, CA 149 does not currently have PBV units	N/A
PBV HAP Contract – Add or Substitute Units	<u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)	Allows for delayed full HQS inspection	10/31/2020		
HQS-9		Provides for a suspension of the requirement for QC sampling inspections	10/31/2020	Yes, CA 149 implemented the waiver.	13-Apr-20
HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)				
HQS-10		Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons	7/31/2020	Remains in effect one year from lease term or date of notice, whichever is longer	No, CA 149 has not implemented the waiver/alternative requirement
HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)				N/A
HQS-11	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B)	Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments	7/31/2020	No, CA 149 does not have the homeownership program	N/A
Homeownership HQS	<u>Regulatory Authority</u> § 982.631(a)	Requires family to obtain independent professional inspection			
HCV-1		Waives the requirement to adopt revisions to the admin plan	7/31/2020	No, CA 149 has not implemented the waiver/alternative requirement	N/A
Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)				
HCV-2		Provides for alternative methods to conduct required voucher briefing	7/31/2020	Yes, CA 149 implemented the waiver/alternate requirement. PCHA will provide the briefing packet to applicants prior to the briefing appointment and complete the oral briefing via Skype or TEAMS.	13-Apr-20
PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(3) § 983.252(a)	Provides for alternative methods to conduct required voucher briefing			
HCV-3		Allows PHAs to provide voucher extensions regardless of current PHA policy	7/31/2020	No, CA 149 has not implemented the waiver/alternative requirement	N/A
Term of Voucher - Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)				
HCV-4		Provides for HAP payments for contracts not executed within 60 days	7/31/2020	No, CA 149 has not implemented the waiver/alternative requirement	N/A
PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 982.305(c)	PHA must not pay HAP to owner until HAP contract is executed			
HCV-5		Allows for PHA discretion on absences from units longer than 180 days	12/31/2020	No, CA 149 has not implemented the waiver/alternative requirement	N/A
Absence from unit	<u>Regulatory Authority</u> § 982.312	PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days			
HCV-6		Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically	12/31/2020	Yes, CA 149 implemented the waiver.	13-Apr-20
Automatic Termination of the HAP Contract	<u>Regulatory Authority</u> § 982.455				
HCV-7		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	12/31/2020	No, CA 149 has not implemented the waiver/alternative requirement	N/A
Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)				
HCV-8		Provides for delay in updating utility allowance schedule	12/31/2020	No, CA 149 has not implemented the waiver/alternative requirement	N/A
Utility Allowance Schedule	<u>Regulatory Authority</u> § 982.517				
HCV-9	<u>Statutory Authority</u> Section 8(y)(1)(D)	Waives the requirement for the family to obtain pre-assistance counseling	7/31/2020	No, CA 149 does not have homeownership	N/A
Homeownership Counseling	<u>Regulatory Authority</u> § 982.630, 982.636(d)				
HCV-10		Allows PHAs to increase age to 26 for foster youth initial lease up	12/31/2020	No, CA 149 does not have FUP	N/A
FUP	<u>Statutory Authority</u> Section 8(x)(2)				

PH-1	Fiscal closeout of Capital Grant Funds	<u>Regulatory Authority</u> § 905.322(b)	Extension of deadlines for ADCC and AMCC	Varies by PHA	No, CA 149 does not have public housing	N/A
PH-2	Total Development Costs	<u>Regulatory Authority</u> § 905.314(c)	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	No, CA 149 does not have public housing	N/A
PH-3	Cost limitations	<u>Regulatory Authority</u> § 905.314(j)	Allows for the use of force account labor for modernization activities in certain circumstances	12/31/2020	No, CA 149 does not have public housing	N/A
PH-4	ACOP	<u>Regulatory Authority</u> § 960.202(c)(1) <u>Statutory Authority</u> Section 12 (c)	Changes to approval process for ACOP	7/31/2020	No, CA 149 does not have public housing	N/A
PH-5	CSSR	<u>Regulatory Authority</u> § 960.603(a) and 960.603(b)	Temporarily suspends CSSR	3/31/2021	No, CA 149 does not have public housing	N/A
PH-6	Energy Audits	<u>Regulatory Authority</u> § 965.302	Allows for delay in due dates of energy audits	One year beyond 2020 audit deadline	No, CA 149 does not have public housing	N/A
PH-7	Over-income families	<u>Housing Opportunity Through Modernization Act of 2016</u> Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH 2019-11	Changes to timeframes for determination of over-income	12/31/2020	No, CA 149 does not have public housing	N/A
PH-8	Resident Council Elections	<u>Regulatory Authority</u> § 964.130(a)(1)	Provides for delay in resident council elections	7/31/2020	No, CA 149 does not have public housing	N/A
PH-9	Utility Allowance	<u>Regulatory Authority</u> § 965.507	Provides for delay in updating utility allowance schedule	12/31/2020	No, CA 149 does not have public housing	N/A
PH-10	Tenant notifications	<u>Regulatory Authority</u> § 966.5	Advance notice not required except for policies related to tenant charges	7/31/2020	No, CA 149 does not have public housing	N/A
PH-11a	PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	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 3/31/21	N/A	N/A
PH-11b	SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	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	N/A	N/A
PH-11c	Financial reporting	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	Allows for extensions of financial reporting deadlines	Varies by PHA FYE waiver	Yes, CA 149 implemented the waiver	13-Apr-20
PH-12a	Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	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	No, CA 149 has not implemented the waiver/alternate requirement	N/A
PH-12b	Designated housing plan	<u>Statutory Authority</u> Section 7(e)(1)	Allows for HUD to delay notification about designated housing plan	7/31/2020	N/A	N/A
PH-12c	Deadline for reporting Operating and Capital Fund expenditures	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	Provides a one-year extension	One-year extension, however no programmatic expenditure end date shall be extended beyond one month prior to closure of relevant appropriations account	No, CA 149 does not have public housing	N/A