



EVERETT HOUSING AUTHORITY

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COVID 19 STATUTORY AND REGULATORY WAIVERS

On April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) issued PIH Notice 2020-5, providing guidance to Public Housing Authorities (PHA's) in response to the Covid-19 national emergency. This PIH Notice allows PHAs to establish alternative requirements for several statutory and regulatory requirements. The implementation of these waivers is at the discretion of the Everett Housing Authority (EHA). These waivers are intended to provide public housing authorities with the flexibility to adjust program practices in order to prioritize mission critical functions. These waivers will have a minimal impact on program participants and are intended to ensure the safety and health of participants on our program, employees and partners. The EHA has implemented the waivers listed below effective May 1, 2020.

TEMPORARY AMENDMENTS TO THE HOUSING CHOICE VOUCHER PROGRAM POLICIES

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

This amendment provides an extension to annual submission requirements and allows the EHA to submit its Annual Plan or Civil Rights Certification for qualified PHAs no later than 10/18/2020 (75 days before 1/1/2021). The HUD requirement mandating Board approval and providing an open meeting for public comment has also been waived. The EHA is still required to notify HCV participants of the adopted changes if any and will do so on its website. This amendment will expire October 31, 2020 or a time determined by HUD through waiver extension. **WAIVER REVISION – 12/31/2020**

2. Housing Quality Standard (HQS) Initial Inspections

The EHA is committed to safety of our families. During this health emergency, the EHA will continue to conduct initial inspections of apartments while practicing social distancing. This amendment however permits EHA to use its discretion; if necessary to delay HQS inspections for occupied units unless it is determined that a life threatening condition exists, EHA will require property owners to take remedial action and self-certify life-threatening issues have been addressed. The EHA retains the right to conduct an HQS inspection on any assist unit at any time. This amendment will expire October 31, 2020 or a time determined by HUD through waiver extension. **WAIVER REVISION*where a PHA has accepted an owners certification, an inspection must be conducted no later than 1 year from the date of the owners certification.**

3. HQS Non-Life Threatening HQS – Initial Unit Approval

EHA will approve an assisted tenancy, execute the HAP contract, and begin making housing assistance payments on a unit that fails the initial HQS inspection, provided the unit's failure is a result only of non-



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life-threatening conditions. EHA will provide an extension of up to an additional 30 days (60 days total) for the owner to make the non-life-threatening repairs and continue to make payments to the owner during this extension period. If the owner has not made the repairs after this extension period, EHA will withhold HAP payments. This amendment will expire October 31, 2020 or a time determined by HUD through waiver extension. **WAIVER REVISION – 12/31/2020**

4. HQS Interim inspections-Special Inspections

Upon notification to the EHA by a family or government official of a life-threatening condition in an assisted unit, EHA will immediately notify the owner. The owner will be required to correct the life-threatening deficiency within 24 hours of the EHA notification. The owner must provide documentation of the correction through a text or email, including a photo and written verification that the deficiency has been corrected. In the case of a non-life-threatening deficiency, the EHA will notify the property owner in writing and require that the correction be made within 30 days. An owner's failure to comply will result in further action described in the Section 8 Administrative Plan which may include suspension of subsidy and/or termination of the HAP Contract. This amendment will expire July 31, 2020. The amendment may be extended by HUD through waiver extension. **WAIVER REVISION – 12/31/2020**

5. HQS: Quality Control Inspections

HUD requires a EHA supervisor to conduct supervisory quality control inspections of a sampling of units annually. During this health emergency, EHA will suspend HQC inspections. This amendment will expire October 31, 2020 or a time determined by HUD through waiver extension. **WAIVER REVISION – 12/31/2020**

6. Voucher Term, Extensions, and Suspensions

The maximum term for voucher holder in housing search is a period of up to 120 days. During this health emergency, the EHA will consider extensions beyond this term to ensure that families in need of rental assistance are housed. The extensions will be granted by the Assistant Director and on an individual basis. This amendment will expire July 31, 2020. The amendment may be extended by HUD through waiver extension. **WAIVER REVISION – 12/31/2020**

7. Family Income and Composition: Delayed Annual Reexaminations

This waiver permits the EHA, if necessary, to delay annual reexaminations of income. The EHA is required to reexamine each family's income and composition annually. During this health emergency, the EHA will work remotely with families to conduct annual recertifications of income and family composition. If the EHA is unable to process an annual recertification of family income and composition, tenant rent will be based on the most recent certification on file. The EHA will conduct a recertification of family income as soon as possible, but prior to December 31, 2020. For families participating in the Housing Choice Voucher Program, an

increased Payment Standard will be applied to determine tenant rent, effective on the date of the annual recertification. **WAIVER REVISION – 12/31/2020**