



FORT WORTH HOUSING SOLUTIONS AGENDA ITEM COVER SHEET

Board Meeting Date: May 21, 2020
Agenda Item No.: 2020.08, TAB 9
Person Responsible: Heather Raiden, General Counsel
Subject: COVID-19 HUD Waivers & Alternative Requirements

Background:

Pursuant to its authority under the CARES (Coronavirus Aid, Relief and Economic Security) Act, HUD has permitted waivers and alternate requirements for Public Housing and Housing Choice Voucher programs published in the PIH Notice 2020-05. These waivers and requirements may be adopted at the discretion of the housing authority to provide administrative flexibility in light of the COVID-19 pandemic response.

Issues/Concerns:

Staff believes that if the Board authorizes the President to adopt waiver provisions as applicable, this action will ensure the safety and security of FWHS employees and program participants and that the action is necessary to comply with health authority recommendations regarding the COVID-19 pandemic.

Funding Source:

None required; policy addition only.

Recommendation:

FWHS recommends that the Board authorize the President to adopt and implement any and all waivers or alternate requirements published by HUD in PIH 2020-05, as amended or revised, that in the President's discretion are appropriate and necessary for the operations of FWHS and in the best interests of FWHS program participants and employees.

Attachments:

Resolution
Exhibit A: List of Waivers

Fort Worth Housing Solutions

Resolution No. 3047

RESOLUTION AUTHORIZING THE PRESIDENT TO ADOPT AND IMPLEMENT ANY AND ALL COVID-19 STATUTORY AND REGULATORY WAIVERS OR ALTERNATE REQUIREMENTS PUBLISHED BY HUD IN PIH 2020-05, AS AMENDED OR REVISED, THAT IN THE PRESIDENT'S DISCRETION ARE APPROPRIATE AND NECESSARY FOR THE OPERATIONS OF FWHS AND IN THE BEST INTERESTS OF FWHS PROGRAM PARTICIPANTS AND EMPLOYEES.

WHEREAS, The COVID-19 pandemic emergency response may require modifications to FWHS program operations and procedures; and

WHEREAS, HUD has authorized housing authorities to waive or modify public housing and HCV program requirements at the housing authority's discretion, under HUD's authority in the CARES Act, and specifically in its HUD Notice PIH 2020-05 (as amended or revised);

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The President is authorized to adopt and implement any and all waivers or alternate requirements published by HUD in PIH 2020-05, as amended or revised, that in her discretion are appropriate and necessary for the operations of FWHS and in the best interests of FWHS program participants and employees. Any previously implemented waivers or modifications authorized herein are hereby ratified.
2. Such waivers will be adopted for the maximum time allowed by HUD Notice PIH 2020-05 (as amended or revised.)
3. The waivers adopted to date are attached as Exhibit A.



Terri Attaway, Chairperson

May 21, 2020
Date



Mary-Margaret Lemons, President & Board Secretary

May 21, 2020
Date

EXHIBIT A
TO COVID-19 HUD WAIVER RESOLUTION PRESENTED MAY 21, 2020

Below is a list of the topics subject to statutory and regulatory requirements waivers identified in HUD Notice PIH 2020-05.

Waivers that Apply to Both the Public Housing Program and the Housing Choice Voucher Program:

1. PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements.
2. Family Income and Composition: Delayed Annual Examination
3. Family Income and Composition: Annual Examination-Income Verification Requirements
4. Family Income and Composition: Interim Examinations
5. Enterprise Income Verification (EIV) Monitoring
6. Family Self-Sufficiency (FSS) Contract of Participation; Contract Extension Requirements
7. Waiting List: Opening and Closing; Public Notice
8. Uniform Financial Reporting Standard; Filing of Financial Reports; Reporting Compliance Dates
9. PHA Reporting Requirements on HUD Form 50058

Waivers that Apply to the Housing Choice Voucher Program:

1. Initial Inspection Requirements
2. Project-Based Voucher (PBV) Pre-HAP Contract Inspections, PHA Acceptance of Completed Units
3. Initial Inspections: Non-Life-Threatening Deficiencies (NLT) Option
4. HQS Initial Inspection Requirement-Alternative Inspection Option
5. HQS Inspection Requirement-Biennial Inspections
6. HQS Interim Inspections
7. PBV Turnover Unit Inspections
8. PBV HAP Contract-HQS Inspections to Add or Subtract Units
9. HQS Quality Control Inspections
10. Housing Quality Standards; Space & Security
11. Homeownership Option-Initial HQS Inspection
12. Revisions to the Administrative Plan
13. Information When Family is Selected-PHA Oral Briefing
14. Term of Voucher-Extension of Term
15. PHA Approval of Assisted Tenancy-When HAP Contract is Executed
16. Absence from Unit
17. Automatic Termination of HAP Contract
18. Increase in Payment Standard under HAP Contract Term
19. Utility Allowance Schedule-Required Review and Revision
20. Homeownership Option-Homeownership Counseling
21. Family Unification Program (FUP) FUP Youth Age Eligibility to Enter HAP Contract
22. SEMAP

Waivers that Apply to the Public Housing Program:

1. Fiscal Closeout of Capital Grant Funds
2. Total Development Costs
3. Cost and Other Limitations; Types of Labor
4. ACOP: Adoption of Tenant Selection Policies
5. Community Service and Self-Sufficiency Requirement (CSSR)
6. Energy Audits
7. Over-Income Families
8. Resident Council Elections
9. Review and Revision of Utility Allowances
10. Tenant Notification for Changes to Project Rules and Regulations
11. PHAS
12. Designated Housing Plans-HUD 60 Day Notification
13. Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds

Waivers that Apply to the Continuum of Care Program:

1. Fair Market Rent for individual Units and Leasing Cost
2. Disability Documentation for Permanent Supportive Housing
3. Limit on Eligible Housing Search and Counseling Services
4. Permanent Housing – Rapid Re-Housing Case Management
5. HQS Initial Physical Inspections of Unit
6. Re-Inspection of Units
7. One-Year Lease Requirements