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Housing Authority of the County of Santa Barbara

May 4, 2020

Ms. Marcie Chavez, Director
U.S. Department of Housing and Urban Development
300 N. Los Angeles Avenue
Los Angeles, CA. 90012

SUBJECT: Adopted COVID – 19 Statutory and Regulatory Waivers adopted by the Housing Authority of the County of Santa Barbara

Dear Marcie:

As a follow-up to your presentation on the PSWRC conference call on April 28, please find enclosed the list of adopted waivers in accordance with the CARES Act. Such waivers and alternative requirements are established under the authority of the CARES Act to prevent, prepare for, and respond to COVID-19.

The PIH Notice 2020-05 states the PHA at its discretion can chose to apply all, some, or none of the waivers. Staff reviewed each of the waivers carefully and evaluated each waiver as they would affect the overall operation of the programs and the effect it would generate regarding our residents.

Please find enclosed the list of adopted waivers for the Housing Choice Voucher Program:

- HCV 6: FSS Contract of Participation Contract extension
- HQS 1: Initial Inspection Requirements
- HQS 2: PBV Pre HAP Contract Inspections
- HQS 3: Initial Inspections Non-Life-Threatening Deficiencies
- HQS 5: Biennial Inspections
- HQS 6: Interim Inspections
- HQS 7: Turnover Unit Inspection
- HQS 8: HQS Inspection PBV to ADD or Substitute Units
- HQS 9 HQS Quality Control Inspections
- HCV 9: HCV Administrative Plan
- HCV 2: PHA Oral Briefing
- HCV 4: When HAP Contract is Executed
- HCV 7: Increase in payment standard under HAP contract term
- HCV 10: FUP Youth age eligibility to enter HAP contract
- HCV 11 b: SEMAP

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Below is a list of waivers for the Housing Choice and the Public Housing Program:

- PH: PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements.
- PH 2: Family Income and Composition: Delayed Annual Examination
- PH 3: Family Income and Composition: Annual Examination-Income Verification requirements.
- PH-4: Family Income and Composition: Interim Examinations
- PH-7: Waiting List: Opening and Closing: Public Notice

Below is a list of waivers for the Public Housing Program:

- PH-1: Fiscal Closeout of Capital Grant Funds
- PH-2: Total Development Costs
- PH-3: Cost and Other Limitations: Type of Labor
- PH-4: ACOP: Adoption of Tenant Selection Policies
- PH-5: Community Service and Self-Sufficiency Requirement (CSSR)
- PH-7: Over-Income Families
- PH-8: Resident Council elections
- PH-10: Tenant Notifications for Changes to Project Rules and Regulations
- PHAS – HUD is waiving this inspection requirement and is alternatively postponing physical inspections for all PHAs until further notice, except where there is a threat to life or property.

Although we have waived HCV/PBV inspections, we continue to endeavor to perform initial inspections prior to lease-up although the flexibility afforded by the notice is appreciated. We have paused all HCV and PBV annual inspections although we are clearing deficiencies through re-inspection cited prior to the COVID – 19 shutdown.

Please do not hesitate to contact me should you have any questions or need additional information.

Best Regards,

Bob Havlicek
Executive Director

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