

# North Andover Housing Authority

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## **HUD COVID-19 Discretionary Waivers adopted by the North Andover Housing Authority**

- **PH and HCV-2: Family Income and Composition: Delayed Annual Examinations:** All annual recertifications due in Calendar Year (CY) 2020 must be completed by December 31, 2020.
- **PH and HCV-1: PHA 5-Year and Annual Plan Submission Dates:** Significant Amendment Requirements: Revised due date for the 5 Year Plan is 10/18/2020.
- **PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements:** HUD is waiving the requirements to use the income hierarchy described by PIH Notice 2018-18 and will allow PHAs to forgo third-party income verification requirements for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual recertification rather than delaying the family's annual recertification (as permitted under PH and HCV-2 above). During the allowable period of availability, PHAs may consider self-certification as the highest form of income verification to process annual reexaminations. This may occur over the telephone (but must be documented by PHA staff with a contemporaneous written record), through an email or postal mail with a self-certification form by the tenant, or through other electronic communications. PHAs are encouraged to incorporate procedures to remind families of the obligation to provide true and complete information
- **PH and HCV-4: Family Income and Composition: Interim Examinations** HUD will allow PHAs to forgo third-party income verification requirements for interim reexaminations, including the required use of EIV. During the allowable period of eligibility, PHAs may consider self-certification as the highest form of income verification to process interim reexaminations. This may occur over the telephone (with a contemporaneous written record by the PHA staff person), through an email with a self-certification form by the family, or through other electronic communications.
- **PH and HCV-6: Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension:** HUD has made a determination that the circumstances surrounding COVID-19 qualify as "good cause" to extend family contracts, and FSS programs may consider this expanded definition of "good cause" as they make their determinations on each family's eligibility for an extension.
- **HQS-1: Initial Inspection Requirements:** In order to place the unit under HAP contract and commence making payments, the PHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question instead of conducting an initial inspection. At minimum, the PHA must require this owner certification. However, the PHA may add other requirements or conditions in addition to the owner's certification but is not required to do so. The PHA is required to conduct an HQS inspection on the unit as soon as reasonably possible but no later than the 1-year anniversary date of the owner's certification.
- **HQS-9: HQS Quality Control Inspections:** The regulations require PHAs to conduct supervisory quality control inspections of a sampling of units under contract. HUD is waiving this regulatory requirement.
- **PH-12: Public Housing Agency Annual Self-Inspections:** HUD is waiving the requirement that the PHA must inspect each project during CY 2020. This waiver does not alleviate the PHA of its responsibility to provide safe housing. PHAs are reminded to expeditiously identify, respond to, and address serious conditions that could jeopardize life or property.

*All waivers expire December 31, 2020*

*Adopted July 6, 2020*