



The table below is a summary of temporary policy changes to the Housing Authority County of San Joaquin programs, in accordance with the U.S. Department of Housing and Urban Development’s COVID-19 waivers. These waivers are subject to change based on HUD’s modifications.

PH-Public Housing

HCV-Housing Choice Voucher program

Title of Waiver	Summary of alternative requirements	Date of adoption	Availability Period Ends
PH and HCV PHA 5-Year and Annual Plan Submission Dates: Significant Amendment Requirements	<ul style="list-style-type: none"> • Alternative dates for submission • Changes to significant amendment process 	4/10/2020	<ul style="list-style-type: none"> • Varies based on FYE • 12/31/2020
PH and HCV Family Income and Composition: Delayed Annual Examinations	<ul style="list-style-type: none"> • Permits the PHA to delay the annual reexamination of income and family composition • HCV PHAs must implement HCV-7 for impacted families if they implement this waiver 	4/10/2020	12/31/2020
PH and HCV Family Income and Composition: Interim Examinations	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	4/10/2020	12/31/2020
PH and HCV Enterprise Income Verification (EIV) Monitoring	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	4/10/2020	12/31/2020



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<p>PH and HCV Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension</p>	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	<p>4/10/2020</p>	<p>12/31/2020</p>
<p>PH and HCV Waiting List: Opening and Closing; Public Notice</p>	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	<p>4/10/2020</p>	<p>12/31/2020</p>
<p>HCV HQS: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units</p>	<ul style="list-style-type: none"> • Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner’s certification. 	<p>4/10/2020</p>	<ul style="list-style-type: none"> • 12/31/2020 • 1-year anniversary of date of owner’s certification



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<p>HCV HQS Inspection Requirement: Biennial Inspections</p>	<ul style="list-style-type: none"> • Allows for delay in biennial inspections • All delayed biennial inspections must be completed as soon as reasonably possible but by no later than 1 year after the date on which the biennial inspection would have been required absent the waiver. 	<p>4/10/2020</p>	<ul style="list-style-type: none"> • 10/31/2020 • 1 year after the date on which the biennial inspection would have been required absent
<p>HCV HQS Quality Control Inspections</p>	<ul style="list-style-type: none"> • Provides for a suspension of the requirement for QC sampling inspections 	<p>4/10/2020</p>	<p>12/31/2020</p>
<p>HCV Administrative Plan</p>	<ul style="list-style-type: none"> • Establishes an alternative requirement that policies may be adopted without board approval • Any provisions adopted informally must be adopted formally NLT December 31, 2020 	<p>4/10/2020</p>	<ul style="list-style-type: none"> • 9/30/2020 • 12/31/2020



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HCV Information When Family is Selected: PHA Oral Briefing	<ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing 	4/10/2020	12/31/2020
HCV Term of Voucher: Extensions of Term	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy 	4/10/2020	12/31/2020
HCV Absence from Unit	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days 	4/10/2020	12/31/2020
HCV Utility Allowance Schedule: Required Review and Revision	<ul style="list-style-type: none"> • Provides for delay in updating utility allowance schedule 	4/10/2020	12/31/2020



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<p>PH Total Development Costs</p>	<ul style="list-style-type: none"> • 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 	<p>4/10/2020</p>	<p>Applies to development proposals submitted to HUD no later than December 31, 2021</p>
<p>PH Cost and Other Limitations: Types of Labor</p>	<ul style="list-style-type: none"> • Allows for the use of force account labor for modernization activities in certain circumstances 	<p>4/10/2020</p>	<p>12/31/2020</p>
<p>PH ACOP: Adoption of Tenant Selection Policies</p>	<ul style="list-style-type: none"> • Establishes an alternative requirement that policies may be adopted without board approval • Any provisions adopted informally must be adopted formally NLT December 31, 2020 	<p>4/10/2020</p>	<ul style="list-style-type: none"> • 9/30/2020 • 12/31/2020
<p>PH Community Service and Self- Sufficiency Requirement (CSSR)</p>	<ul style="list-style-type: none"> • Temporarily suspends CSSR 	<p>4/10/2020</p>	<p>3/31/2021</p>



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PH Energy Audits	<ul style="list-style-type: none"> • Allows for delay in due dates of energy audits 	4/10/2020	One year beyond 2020 audit deadline
PH Over-Income Families	<ul style="list-style-type: none"> • Changes to timeframes for determination of over-income 	4/10/2020	12/31/2020
PH Review and Revision of Utility Allowance	<ul style="list-style-type: none"> • Provides for delay in updating utility allowance schedule 	4/10/2020	12/31/2020
PH Tenant Notifications for Changes to Project Rules and Regulations	<ul style="list-style-type: none"> • Advance notice not required except for policies related to tenant charges 	4/10/2020	12/31/2020
PH Public Housing Assessment System	<ul style="list-style-type: none"> • Allows for alternatives related to inspections • PHA to retain prior year PHAS score unless requests otherwise 	N/A	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/21
HCV Section Eight Management Assessment Program	<ul style="list-style-type: none"> • PHA to retain prior year SEMAP score unless requests otherwise 	N/A	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/21



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<p>Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates</p>	<ul style="list-style-type: none"> • Allows for extensions of financial reporting deadlines 	<p>4/10/2020</p>	<p>Varies by PHA FYE</p>
<p>Designated Housing Plans: HUD 60-Day Notification</p>	<ul style="list-style-type: none"> • Allows for HUD to delay notification about designated housing plan 	<p>N/A</p>	<p>7/31/2020</p>
<p>Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds</p>	<ul style="list-style-type: none"> • Provides a one-year extension 	<p>4/10/2020</p>	<p>For all open Capital Fund grants, one-year extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020</p>