

Notice of Administrative Plan Temporary Revisions HUD Notice PIH 2021-14 COVID-19 Statutory and Regulatory Waivers Extensions

Pursuant to HUD Notice PIH 2020-5, the Housing Authority of the City of Perth Amboy temporarily revised its administrative plan to implement alternative requirements made possible by the CARES Act to provide administrative flexibility during the COVID-19 pandemic. HUD Notices PIH 2020-13 and PIH 2020-33, Rev.2 extended these alternative requirements and added additional requirements. HUD Notice PIH 2021-14 further extends these requirements. These revisions apply only to the Public Housing (PH), Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs. They do not apply to the Low-Income Housing Tax Credit Program (LIHTC).

The original alternative requirements were effective April 10, 2020, and are extended through December 31, 2021. The following alternative requirement extensions and additions have been adopted effective May 4, 2021:

PH and HCV-3/ PH and HCV-4: Family Income and Composition: Annual and Interim Recertification Income Verification Requirements

If third-party verification cannot be obtained, caseworkers are permitted to use a verbal phone record or participant self-certification. These forms are available in the PHA-Web computer database. This requirement will remain in effect through December 31, 2021.

PH and HCV-6: Family Self-Sufficiency (FSS) Contract of Participation; Contract Extension

The Authority may consider the circumstances surrounding the COVID-19 pandemic to be “good cause” in extending family contracts, if in its determination it is the reason a family could not complete its contract goals by the deadline. This requirement will remain in effect through December 31, 2021.

PH and HCV-7: Waiting List: Opening and Closing; Public Notice

Public Notice of the opening and closing of a waiting list will be made by posting on the Authority’s website and providing a message on the voicemail system and will not be required to be publicized in a local newspaper of general circulation. This requirement will remain in effect through December 31, 2021. PLEASE NOTE- THIS IS NOT NOTICE OF THE OPENING OF THE WAITING LIST. IF THE AUTHORITY OPENS THE WAITING LIST IT WILL BE ANNOUNCED UNDER SEPARATE COVER ON THE WEBSITE AND BY PROVIDING A MESSAGE ON THE VOICEMAIL SYSTEM.

HQS-1: Initial Inspection Requirements for HCV, PBV and PBV RAD HQS-7: PBV Turnover Unit Inspection

In the event an initial or turnover HQS inspection is unable to be done, the Authority will request an owner’s certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit in question. The certification may also request basic information to reasonably determine the unit meets HQS. This owner certification will also be used for PHA owned units, as necessary. The Authority may accept the owner certification through December 31, 2021. Additionally, the Authority must complete an inspection for all units placed under HAP contract based on the owner’s certification no later than June 30, 2022.

HQS-5: HQS Inspection Requirement- Biennial Inspections for HCV, PBV and PBV RAD

The Authority has resumed biennial inspections. However, pursuant to Notice 2021-14 all previously delayed biennial inspections from CY 2020 will be completed no later than June 30, 2022. The Authority will reconsider delaying CY 2021 biennial inspections if a spike in COVID-19 cases occurs and is cause for concern to the health of staff and participants.

HQS-6: HQS Interim Inspections HCV and PBV

The Authority has resumed interim inspections. The Authority will reinstate the waiver and alternative requirements if a spike in COVID-19 cases occurs and is cause for concern to the health of staff and participants.

HQS-9: HQS Quality Control Inspections

The Authority has suspended all quality control inspections through December 31, 2021.

HQS-11: Homeownership Option- Initial HQS Inspection

At the discretion of the Authority initial HQS inspections may be waived, and instead approval or disapproval of the unit may be based on review of the independent professional inspection. This requirement will remain in effect through December 31, 2021.

HCV-2: Information When Family is Selected- PHA Oral Briefing

The Authority will conduct the tenant briefing via video call, telephone or expanded information packet. This requirement will remain in effect through December 31, 2021.

HCV-3: Term of Voucher-Extension of Term

The Authority at its discretion may extend a voucher for longer than 120 days if the applicant/participant is having difficulty locating a suitable unit due to the COVID-19 pandemic. This requirement will remain in effect through December 31, 2021.

HCV-6: Automatic Termination of HAP Contract for Zero HAP Participants

The period following the last payment to the owner that triggers automatic termination of the HAP contract is extended to December 31, 2021. There will be no extensions beyond December 31, 2021.

HCV-8: Utility Allowance Schedule: Required Review and Revision

Review and updates of Utility Allowances due during CY 2020 are extended to December 31, 2021.

HCV-9: Homeownership Option-Homeownership Counseling

The Authority may waive the homeownership counseling requirement if there is no available remote learning opportunity. This requirement will remain in effect through December 31, 2021. The Authority will hold first-time homeowner training via Zoom.

HCV-13 Homeownership: Maximum Term of Assistance

For any homeowner in the last year of their term of homeownership assistance and is experiencing a financial hardship as a result of the COVID-19 pandemic, the Authority will extend homeownership assistance for an additional year. Through December 31, 2021, the Authority may extend homeownership assistance for up to 1 additional year.

HCV-14: Mandatory Removal of Unit from PBV HAP Contract

Under the PBV program, a PHA is required to remove a unit from a PBV HAP contract after 180 days of zero Hap payments to the owner on behalf of the family residing in the unit. As an alternative requirement HUD is permitting PHAs at its discretion to keep such units under contract for a period of time that exceeds 180 days but does not extend beyond December 31, 2021.

Moratorium on Program Termination

The Authority will follow HUD, CDC and NJ State orders regarding moratoriums on evictions.

The Federal moratorium on evictions expired on July 25, 2020. HUD issued additional guidance urging PHAs to offer repayment agreements to tenants who are delinquent in rent payments. The Authority has extended offers of repayment agreements accordingly, and encourages residents to comply with these agreements. The current CDC moratorium expires on July 31, 2021. If evictions are necessary, the Authority will provide 30 days' notice as required by HUD.

The Authority will also abide by NJ Executive Orders and legislation which has stayed enforcement of all judgments and warrants for removal at this time.