

As a result of the Corona Virus pandemic HUD has given housing authority's freedom to utilize various waivers.

These waivers and alternative requirements are established under the authority of the CARES Act as well as Secretary Carson's finding that these waivers and alternative requirements are necessary for the safe and effective administration of the Public Housing and HCV programs, consistent with the purposes described under the CARES Act, to prevent, prepare for, and respond to COVID-19.

The use of these waivers is at the discretion of the individual PHA. A PHA may choose to apply all, some, or none of the waivers to their Public Housing and HCV programs.

If a PHA chooses to apply any of the waivers provided for in this Notice, the PHA is required to publicly post or otherwise make available to the public a list of such waivers and alternative requirements by whatever means it considers most effective.

Below are the waivers Polk County Housing Authority has utilized:

HQS-1 Initial Inspection Requirements Statutory Authority Section 8(o)(8)(A)(i), Section 8(o)(8)(C) Regulatory Authority §§982.305(a), 982.305(b), 982.405 •Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. Availability Period Ends 1-year anniversary of date of owner's certification •Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification. Will include reminder that HQS waiver does not include a waiver of 24 CFR 35.15, visual assessment for deteriorated paint

HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option Statutory Authority Section 8(o)(8)(A)(ii) Sub-regulatory Guidance HOTMA HCV Federal Register Notice January 18, 2017 •Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions. Availability Period Ends •6/30/21

HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option Statutory Authority Section 8(o)(8)(A)(iii) Sub-regulatory Guidance HOTMA HCV Federal Register Notice January 18, 2017 •Under Initial HQS Alternative Inspection Option-allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies Availability Period Ends 6/30/21 •Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification Availability Period Ends 1-year anniversary of date of owner's certification

HQS-6 HQS Interim Inspections Statutory Authority Section 8(o)(8)(F) Regulatory Authority §§982.405(g), 983.103(e) •Waives the requirement for the PHA to conduct interim inspection and requires alternative method •Allows for repairs to be verified by alternative methods Availability Period Ends 6/30/21

HCV-1 Administrative Plan Regulatory Authority §982.54(a) • Establishes an alternative requirement that policies may be adopted without board approval until 3/31/21
Availability Period Ends 3/31/21 • Any provisions adopted informally must be adopted formally by 6/30/21 Availability Period Ends 6/30/21