

Notice of Administrative Plan Temporary Revisions HUD Notice PIH 2020-5 COVID-19 Statutory and Regulatory Waivers

Pursuant to HUD Notice PIH 2020-5, the Housing Authority of the Borough of Keansburg is temporarily revising its administrative plan to implement alternative requirements made possible by the CARES Act to provide administrative flexibility during the COVID-19 pandemic. These revisions apply to the Housing Choice Voucher (HCV) and Project Based Voucher (PBV) programs.

The following alternative requirements have been adopted effective April 10, 2020:

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 July 31, 2020.

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 July 31, 2020. 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 July 31, 2020. Additionally, the Authority must complete an inspection for all units placed under HAP contract based on the owner's certification no later than October 31, 2020.

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

The Authority will delay biennial HQS inspections. All inspections will be complete no later than October 31, 2020.

HQS-6: HQS Interim Inspections HCV and PBV

Tenant requests for an interim inspection will be handled by contacting the owner and requiring repair of an emergency within 24 hours of PHA notification, or of a non-emergency within 30 days of PHA notification. The owner will submit documentation by text or email of a photo/receipts verifying the condition has been fixed or that the condition does not exist within the required timeframe. Tenant certification that the repair has been made may also be accepted. This requirement will remain in effect through July 31, 2020.

HQS-9: HQS Quality Control Inspections

The Authority has suspended all quality control inspections through October 31, 2020.

HQS-11: Homeownership Option- Initial HQS Inspection

The Authority will forego an initial HQS inspection, and instead approve or disapprove the unit based on review of the independent professional inspection. This requirement will remain in effect through July 31, 2020.

HCV-1 Administrative Plan

The Authority will temporarily revise its administrative plan without board approval. Board approval must be obtained no later than July 31, 2020.

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

The Authority will conduct the tenant briefing via telephone or expanded information packet. This requirement will remain in effect through July 31, 2020.

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 July 31, 2020.

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, 2020 for families in which the last payment to the owner was made between January 1, 2020 and May 31, 2020.

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 July 31, 2020.

Moratorium on Program Termination

The Authority will not terminate assistance for any participant due to non-payment of rent for a 120-day period beginning March 27, 2020. Program terminations prior to March 27, 2020 are not subject to the moratorium. Program terminations for reasons other than non-payment are not covered by the moratorium.