



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



NOTICE TO THE PUBLIC Summary of Public Housing Waivers

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

Sabino P. Flores
Chairman

Monica O. Guzman
Vice Chairwoman

Anisia S. Delia
Commissioner

Frank T. Ishizaki
Commissioner

George F. Pereda
Commissioner

Joseph M. Leon Guerrero
Resident Commissioner

Ray S. Topasna
Executive Director

Elizabeth F. Napoli
Deputy Director

July 30, 2020

On July 2, 2020, the U.S. Department of Housing and Urban Development (HUD) issued Notice PIH 2020-13 (HA), REV-1, which provides COVID-19 Statutory and Regulatory Waivers for the Public Housing Program. This notice extends the period of availability for the Public Housing waivers, which is in most cases extended to December 31, 2020. Other waivers have unique dates, such as when the period of availability is dependent on GHURA's fiscal year end date or based on a specific action or activity.

The use of the Waivers is necessary to keep the Public Housing Program operational to the extent feasible and allows the Guam Housing and Urban Renewal Authority (GHURA) to continue to carry out its mission to provide decent, safe, and sanitary affordable housing for low-income families amidst the pandemic. This Notice carries forward information on previously specified HUD actions.

Through HUD Notice PIH 2020-13 (HA), REV-1, GHURA opts to adopt the Waivers specified for the Public Housing Program as indicated in the attached chart. The chart provides a summary of each Statutory and Regulatory Waiver, the period the Waiver is available, and the Amended Availability Period, as adopted by GHURA's Public Housing Program.

GHURA has issued a Notice to Residents notifying them of GHURA's decision to adopt the Waivers and the impacts the Waivers may have on them.

RAY S. TOPASNA
Executive Director

Attachment: Summary of Public Housing Waivers

Attachment: Summary of Public Housing Waivers and Alternative Requirements
(Refer back to the Notice using the item code for a full description and more detailed information.)

This chart summarizes the waivers authorized under this notice and the availability period for each. As stated in Section 5, PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates. To fulfill those requirements, PHAs may but are not required to utilize the last two columns to record this information.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-1 PHA 5-Year and Annual Plan Notice PIH 2020-05: Pages 6-8 RESPONSIBLE PARTY: CPD – Alvina Castro	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h) <u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	PHA FYE 9/30/20 <ul style="list-style-type: none"> Revised Due Date: 12/31/2020 	YES	5/11/20 7/02/2020
PH and HCV-2 Family income and composition – delayed annual reexaminations Notice PIH 2020-05: Page 8 RESPONSIBLE PARTY: Public Housing & Section 8 HCV	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)	<ul style="list-style-type: none"> Permits the PHA to delay the annual reexamination of income and family composition 	<ul style="list-style-type: none"> 12/31/2020 (all annual recertifications due in CY2020) 	YES	5/21/20

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-3 Annual Reexamination Income Verification Notice PIH 2020-05: Pages 8-9 RESPONSIBLE PARTY: Public Housing & Section 8 HCV	<u>Regulatory Authority § 5.233(a)(2)</u> <u>Sub-regulatory Guidance</u> <u>PIH Notice 2018-18</u>	<ul style="list-style-type: none"> • Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification • PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	<ul style="list-style-type: none"> • 12/31/2020 	YES	5/21/20 7/02/2020
PH and HCV-4 Interim reexaminations Notice PIH 2020-05: Pages 9-10 RESPONSIBLE PARTY: Public Housing & Section 8 HCV	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> • 12/31/2020 	YES	5/21/20 7/02/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-5 EIV System Monitoring Notice PIH 2020-05: Page 10 RESPONSIBLE PARTY: Public Housing & Section 8 HCV	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory</u> <u>Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> • 12/31/2020 	YES	5/21/20 7/02/2020
PH and HCV-6 FSS Contract of Participation Notice PIH 2020-05: Page 11 RESPONSIBLE PARTY: Public Housing & Section 8 HCV	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	<ul style="list-style-type: none"> • 12/31/20 	YES	5/21/20
PH and HCV-7 Waiting List Notice PIH 2020-05: Page 11 RESPONSIBLE PARTY: Public Housing & Section 8 HCV	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	<ul style="list-style-type: none"> • 12/31/2020 	YES	5/21/20 7/02/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-2 Total Development Costs Notice PIH 2020-05: Pages 23-24 RESPONSIBLE PARTY: CPD – ALVINA CASTRO	<u>Regulatory Authority</u> § 905.314(c) § 905.314(j)	<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 	<ul style="list-style-type: none"> • Applies to development proposals submitted to HUD no later than December 31, 2021 	NO	N/A
PH-3 Cost limitations Notice PIH 2020-05: Page 24 RESPONSIBLE PARTY: CPD-ALVINA CASTRO / Public Housing	<u>Regulatory Authority</u> § 905.314(j)	<ul style="list-style-type: none"> • Allows for the use of force account labor for modernization activities in certain circumstances 	<ul style="list-style-type: none"> • 12/31/20 	NO	N/A
PH-4 ACOP Notice PIH 2020-05: Pages 24-25 RESPONSIBLE PARTY: Public Housing	<u>Regulatory Authority</u> § 960.202(c)(1)	<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 	<ul style="list-style-type: none"> • 09/30/2020 • 12/31/2020 	YES	5/21/20 7/02/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-5 CSSR Notice PIH 2020-05: Page 25 RESPONSIBLE PARTY: Public Housing	<u>Statutory Authority</u> Section 12(c) <u>Regulatory Authority</u> § 960.603(a) and 960.603(b)	<ul style="list-style-type: none"> Temporarily suspends CSSR 	<ul style="list-style-type: none"> 3/31/21 	YES	5/21/20
PH-6 Energy Audits Notice PIH 2020-05: Page 25 RESPONSIBLE PARTY: CPD ALVINA CASTRO & Public Housing	<u>Regulatory Authority</u> § 965.302	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	<ul style="list-style-type: none"> One year beyond 2020 audit deadline 	NO Energy Audit was completed in PHA Five Year Plan in 2019	N/A
PH-7 Over-income families Notice PIH 2020-05: Page 26 RESPONSIBLE PARTY: Public Housing	Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice PIH 2019-11	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income -permits families to remain in units 	<ul style="list-style-type: none"> 12/31/20 	YES	5/21/20

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-8 Resident Council Elections Notice PIH 2020-05: Page 26 RESPONSIBLE PARTY: Public Housing	<u>Regulatory Authority</u> § 964.130(a)(1)	<ul style="list-style-type: none"> Provides for delay in resident council elections 	<ul style="list-style-type: none"> 12/31/2020 	NO There are no RCs at this time.	N/A
PH-9 Utility Allowance Notice PIH 2020-05: Page 26 RESPONSIBLE PARTY: Public Housing	<u>Regulatory Authority</u> § 965.507	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/20 	YES	5/21/20
PH-10 Tenant notifications Notice PIH 2020-05: Page 26 RESPONSIBLE PARTY: Public Housing	<u>Regulatory Authority</u> § 966.5	<ul style="list-style-type: none"> Advance notice not required except for policies related to tenant charges 	<ul style="list-style-type: none"> 12/31/2020 	YES	5/21/20 7/02/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-12: Public Housing Agency Self-Inspections Notice PIH 2020-13 (HA), REV-1: page 30 RESPONSIBLE PARTY: Public Housing	<u>Statutory Authority:</u> Section 6(f)(3) <u>Regulatory Authority:</u> § 902.20(d)	<ul style="list-style-type: none"> • Waives the requirement that the PHA must inspect each project 	<ul style="list-style-type: none"> • 12/31/20 	YES	7/02/20
11a: PHAS Notice PIH 2020-05 Page 27 RESPONSIBLE PARTY: Public Housing	<u>Regulatory Authority:</u> 24 CFR Part 902	<ul style="list-style-type: none"> • Allows for alternatives related to inspections • PHA to retain prior year PHAS score unless requests otherwise 	<ul style="list-style-type: none"> • HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/2021 	N/A	N/A
11C: Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates Notice PIH 2020-05 Pages 28-29 RESPONSIBLE PARTY: Fiscal Division	<u>Regulatory Authority:</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> • Allows for extension of financial reporting deadlines 	<ul style="list-style-type: none"> • Varies by PHA FYE 	YES	7/02/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
12a Form HUD 50058 Notice PIH 2020-05: Page 26 RESPONSIBLE PARTY: Public Housing	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory</u> <u>Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> • Waives the requirement to submit 50058 within 60 days • Alternative requirement to submit within 90 days of the effective date of action 	<ul style="list-style-type: none"> • 12/31/20 	YES	5/21/20
12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds Notice PIH 2020-05: Page 30 RESPONSIBLE PARTY: CPD – Alvina Castro	<u>Statutory Authority:</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> • Provides a one-year extension 	<ul style="list-style-type: none"> • For all open Capital Fund grants, one-year extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020 	YES	7/02/20