



# GHURA

Guam Housing and Urban Renewal Authority  
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## NOTICE TO THE PUBLIC

May 22, 2020

On April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) issued Notice PIH 2020-05 which provides COVID-19 Statutory and Regulatory Waivers for the Public Housing Program. 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.

Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Public Housing Program. Through HUD Notice PIH 2020-05, 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 date each Waiver is adopted by GHURA's Public Housing Program. GHURA's adoption of the Waivers will be included as part of its Public Housing Admissions and Continued Occupancy Policy (ACOP).

A Notice to Public Housing Residents notifying them of GHURA's decision to adopt the Waivers and the impacts the Waivers may have on them was issued on Thursday, May 21, 2020.

/s/

**RAY S. TOPASNA**  
Executive Director

**Attachment: Summary of Public Housing Waivers**

**Attachment: Summary of Public Housing and HCV 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
<p><b>PH and HCV-1 PHA 5-Year and Annual Plan</b></p> <p>Notice PIH 2020-05: Pages 6-8</p> <p>RESPONSIBLE PARTY: CPD – Alvina Castro</p>	<p><u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)</p> <p><u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21</p>	<ul style="list-style-type: none"> <li>• Alternative dates for submission</li> <li>• Changes to significant amendment process</li> </ul>	<p>PHA FYE 9/30/20</p> <ul style="list-style-type: none"> <li>• Revised Submission Requirement: 75 days before 1/1/21</li> <li>• Revised Due Date: 10/18/20</li> </ul>	<p><b>YES</b></p>	<p><b>5/11/20</b></p>
<p><b>PH and HCV-2 Family income and composition – delayed annual reexaminations</b></p> <p>Notice PIH 2020-05: Page 8</p> <p>RESPONSIBLE PARTY: Public Housing &amp; Section 8 HCV</p>	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)</p>	<ul style="list-style-type: none"> <li>• Permits the PHA to delay the annual reexamination of income and family composition</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20 (all annual recertifications due in CY2020)</li> </ul>	<p><b>YES</b></p>	<p><b>5/21/20</b></p>

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<p><b>PH and HCV-3 Annual Reexamination Income Verification</b></p> <p>Notice PIH 2020-05: Pages 8-9</p> <p>RESPONSIBLE PARTY: Public Housing &amp; Section 8 HCV</p>	<p><u>Regulatory Authority § 5.233(a)(2)</u></p> <p><u>Sub-regulatory Guidance</u> <u>PIH Notice 2018-18</u></p>	<ul style="list-style-type: none"> <li>• 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</li> <li>• PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> </ul>	<p><b>YES</b></p>	<p><b>5/21/20</b></p>
<p><b>PH and HCV-4 Interim reexaminations</b></p> <p>Notice PIH 2020-05: Pages 9-10</p> <p>RESPONSIBLE PARTY: Public Housing &amp; Section 8 HCV</p>	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d)</p> <p><u>Sub-regulatory Guidance</u> <u>PIH Notice 2018-18</u></p>	<ul style="list-style-type: none"> <li>• Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> </ul>	<p><b>YES</b></p>	<p><b>5/21/20</b></p>

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

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<p><b>PH-2 Total Development Costs</b></p> <p>Notice PIH 2020-05: Pages 23-24</p> <p>RESPONSIBLE PARTY: CPD – ALVINA CASTRO</p>	<p><u>Regulatory Authority</u> § 905.314(c) § 905.314(j)</p>	<ul style="list-style-type: none"> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• Applies to development proposals submitted to HUD no later than December 31, 2021</li> </ul>	<p><b>NO</b></p>	<p><b>N/A</b></p>
<p><b>PH-3 Cost limitations</b></p> <p>Notice PIH 2020-05: Page 24</p> <p>RESPONSIBLE PARTY: CPD-ALVINA CASTRO / Public Housing</p>	<p><u>Regulatory Authority</u> § 905.314(j)</p>	<ul style="list-style-type: none"> <li>• Allows for the use of force account labor for modernization activities in certain circumstances</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	<p><b>NO</b></p>	<p><b>N/A</b></p>
<p><b>PH-4 ACOP</b></p> <p>Notice PIH 2020-05: Pages 24-25</p> <p>RESPONSIBLE PARTY: Public Housing</p>	<p><u>Regulatory Authority</u> § 960.202(c)(1)</p>	<ul style="list-style-type: none"> <li>• Changes to approval process for ACOP</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> </ul>	<p><b>YES</b></p>	<p><b>5/21/20</b></p>

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

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<p><b>PH-8 Resident Council Elections</b></p> <p>Notice PIH 2020-05: Page 26</p> <p>RESPONSIBLE PARTY: Public Housing</p>	<p><u>Regulatory Authority § 964.130(a)(1)</u></p>	<ul style="list-style-type: none"> <li>Provides for delay in resident council elections</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> </ul>	<p><b>NO</b></p> <p><b>There are no RCs at this time.</b></p>	<p><b>N/A</b></p>
<p><b>PH-9 Utility Allowance</b></p> <p>Notice PIH 2020-05: Page 26</p> <p>RESPONSIBLE PARTY: Public Housing</p>	<p><u>Regulatory Authority § 965.507</u></p>	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	<p><b>YES</b></p>	<p><b>5/21/20</b></p>
<p><b>PH-10 Tenant notifications</b></p> <p>Notice PIH 2020-05: Page 26</p> <p>RESPONSIBLE PARTY: Public Housing</p>	<p><u>Regulatory Authority § 966.5</u></p>	<ul style="list-style-type: none"> <li>Advance notice not required except for policies related to tenant charges</li> </ul>	<ul style="list-style-type: none"> <li>7/31/20</li> </ul>	<p><b>YES</b></p>	<p><b>5/21/20</b></p>

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<p><b>12a</b> <b>Form HUD 50058</b></p> <p>Notice PIH 2020-05: Page 26</p> <p>RESPONSIBLE PARTY: Public Housing</p>	<p><u>Regulatory Authority</u> 24 CFR Part 908, § 982.158</p> <p><u>Sub-regulatory</u> <u>Guidance</u> PIH Notice 2011-65</p>	<ul style="list-style-type: none"> <li>• Waives the requirement to submit 50058 within 60 days</li> <li>• Alternative requirement to submit within 90 days of the effective date of action</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	<p><b>YES</b></p>	<p><b>5/21/20</b></p>