

Dakota County CDA's HCV Implemented HUD Waivers

HUD issued PIH Notice 2020-05 on April 10th, which provided regulatory waivers for program administrators. The CDA is able to implement the selected waivers, immediately, by documenting them and then obtaining board approval by July 31st. The CDA is choosing to implement the following waivers.

- 1) Waiving HUD's required income verification hierarchy.
- 2) Extending an FSS contract until 12/31/20 if, as a result of COVID-19, an extension is warranted.
- 3) Use of an alternate format for providing the new admission, in-person, briefing to issue a voucher.
- 4) Extension of voucher term. Due to the difficulty of placing a voucher during this time, the CDA is automatically adding a 60-day extension, to all vouchers when they are near expiration.
- 5) Extending the timeframe to execute a HAP contract from 60, to 120-days. In the event a landlord cannot execute contracts, this will allow an additional 60 days without penalizing the landlord.
- 6) HUD will be waiving the Section Eight Management Assessment Program, or SEMAP. They will be using the same rating as last year, which was high performer for the CDA, unless we request a new assessment, which we will not.
- 7) Inspections is the program area most impacted. In light of COVID-19 we,
 - a. have suspended annual recertification inspections and will bypass them by temporarily adopting biennial inspections.
 - b. Initial inspections are being conducted when safe to do so, but completing an owner certification when not able to do so.
 - c. Quality control inspections have been suspended in light of HUD not issuing a new SEMPA score.
 - d. Acknowledging the challenges of making repairs, the CDA is implementing the waiver of, allowing a landlord 60 days to make repairs, versus the standard 30., before withholding HAP.
 - e. Special inspections are generally generated by the resident. We are implementing the waiver allowing a landlord to certify there isn't a deficiency, and if there is, allowing certification of the repairs to be provided by the landlord.