

9/29/2020

PUBLIC HOUSING OPERATIONS
TEMPORARY ADDENDUM DOCUMENT

INTRODUCTION

On April 10, 2020, HUD issued Notice PIH 2020-05. Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Public Housing Program. These waivers provide administrative flexibilities and relief to and relief to public housing agencies (PHAs), in response to the COVID-19 national emergency. Use of these waivers is at the discretion of the PHA. On July 2, 2020, HUD issued Notice PIH 2020-13, a revision to 2020-05, restating the waivers and alternative requirements, extending the period of availability for previously established waivers and alternative requirements, and issuing technical amendments to several of the previously established waivers and alternative requirements.

A PHA does not need to notify HUD or receive HUD approval to begin utilizing these waivers/alternative requirements. However, HUD may subsequently require the PHA to provide information to HUD on the waivers used by the PHA and the date the PHA applied the waiver to its program(s).

HUD has allowed PHAs to revise its Public Housing ACOP on a temporary basis without Board Approval with the understanding that said revisions must be formally adopted no later than December 31, 2020. This document, with Board approval, contains the PHA's policies for implementation. The PHA must also evaluate whether adoption of any of the temporary policies would constitute a significant amendment to its annual plan, and must revise the annual plan if necessary.

The temporary provisions that this PHA is adopting are as follows:

1. PH 6 – Energy Audits

PH 6: Energy Audits

Regulatory Authority: 24 CFR § 965.302

Description: PHAs are required by this regulation to complete an energy audit for each PHA-owned project not less than once every five years. Due to shelter-in-place orders, and closures of many non-essential businesses, access to qualified energy auditors is likely to be limited during the period of time that the coronavirus is impacting the program. Therefore, HUD is waiving this requirement and is alternatively suspending the performance of the audits for one year for those that were due before December 31, 2020.

Period of Availability: The period of availability is one year beyond the date of the energy audit deadline in 2020 for the impacted project.

PHA Policy:
The PHA will implement this policy