

The Housing Authority requested waivers of numerous Housing and Urban Development (HUD) regulations when the COVID-19 pandemic hit and the Governor and the County Public Health Officer issued directives and public orders. HUD issued notices to all Public Housing Authorities (PHA) on available waivers. The Housing Authority of the County of Santa Cruz adopted several of these waivers to provide continuity of operations and to preserve the health of participants, community, and staff. Effective April 10, 2020, and updated 5.4.2021, the Housing Authority is applying these waivers listed here:

1. Allows delay of Annual Recertification
2. Self-Certification of Income for Annual and Interim Recertifications and at admissions
3. Temporarily suspends Enterprise Income Verification Monitoring
4. Extension of Family Self-Sufficiency Contracts of Participation
5. Alternative requirement in Public Notice of the opening and closing of Waitlists
6. Allows delay of Annual and Biennial Housing Quality Standard Inspection
7. Alternate Housing Quality Standard inspection format for Initial lease ups and Project Based Voucher turn-over inspections when no life-threatening deficiencies are present
8. Alternate method and requirements for interim Housing Quality Standards inspections
9. Waiver of initial inspection requirement when a Project Based Voucher (PBV) unit is added or substituted on a PBV Contract
10. Temporary suspension of Housing Quality Standard quality control inspections
11. Informal adoption of changes to the Administrative Plan
12. Alternative methods for conducting Oral Briefings
13. Additional time between when a HAP contract is executed and Housing Authority of assisted tenancy
14. Flexibility in the time a household is allowed to be absent from the unit
15. Additional time between last HAP payment and termination of contract
16. Ability to apply increased Payment Standards between Annual Recertifications
17. Additional time (until 26th birthday) for Family Unification Program – Youth to enter into a HAP contract for the first time; allows suspension of 36-month time-limit for Youth
18. Allows extension of homeownership assistance for one year
19. Retains prior year score in Public Housing Assessment System (PHAS)
20. Retains prior year score in Section Eight Management Assessment Program (SEMAP)
21. Self-certification of date of birth and disability status; must be verified within 90 days
22. Allows PBV unit to remain under HAP beyond 180 days from last HAP
23. Allows delay of annual recertification for Moderate Rehabilitation program
24. Allows self-certification of income at Interim and Annual Recertification for Moderate Rehabilitation program
25. Temporarily suspends Enterprise Income Verification Monitoring for Moderate Rehabilitation program
26. May enter initial lease term of less than 12 months for Mainstream program

The HUD notices: PIH Notice 2020-05, issued April 10, 2020, and superseded by PIH Notice 2021-15 issued -May 4, 2021.