MEMORANDUM

TO: Executive Committee, Piedmont Triad Regional Council  
FROM: Michael Blair, Community Development Director  
DATE: May 6, 2020  
RE: Section 8 Housing Choice Voucher Waivers

In response to COVID19 HUD issued PIH2020-5, dated April 10, 2020, mega waivers for the Section 8 Housing Choice Voucher program. While implementation does not require immediate Board approval, the board will need to approve these changes at some point. The program staff has done a great job implementing procedures that are in compliance with HUD requirements while being able to continue running the program at 100% effectiveness remotely.

These are the waivers that the PTRC are currently utilizing:

- We can forego 3 party verification of income and self-certification will be the highest level of income verification. However, if they show up with an income discrepancy on future reports in this time frame they will have to pay money back.
- If household sizes are too large i.e. more than 2 per room, HUD is waiving that reg. to move them. HUD will allow tenants to reside in homes that may be too small so long as they are housed.
- Waiving any changes to the admin plan have to be approved by the board
- Verbal program briefings will be conducted with tenants over the phone. We have a modified form that we are mailing to tenants up for signatures and returns. This new form includes all consents we need for processing.
- If someone is absent from the home for longer than 180 days we can still keep their voucher active and pay the rent
- We can continue zero assistance past the 180 days but not past 12/31/20. With the uncertainty of jobs, this will be important moving forward.
- HQS inspections. We have implemented biannual inspections for any unit that passed the first inspection last year. If there are health or safety concerns we will do a physical or virtual inspection. We are still doing initial inspections on vacant units, and occupied units must pass screening questions. Additionally, PPE will be worn by staff conducting inspections.
  - If there are non-life-threatening deficiencies we can still let them move in and pay, allowing the landlord an additional 30 days to make the repairs. We will do this case by case.
  - Emergency inspections do not require a site visit. Contact the landlord and they can self-certify if it is not an issue, if it is, they need to provide paperwork that it has been repaired.
  - Quality Control inspections are waived until 10/31/20.


ACTION REQUESTED:
The PTRC Community Development Department is requesting approval from the board to adapt the waiver practices as outlined above.