

WAIVERS ADOPTED BY THE CITY OF TORRANCE HOUSING AUTHORITY

In response to PIH Notices 2020-05 and 2020-13, the City of Torrance Housing Authority has adopted the below Statutory and Regulatory Waivers and Alternative Requirements for the Housing Choice Voucher Program.

HCV-1: PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements

For all PHAs, after submission of their first 5-Year Plan, all subsequent 5-Year Plans must be submitted once every five PHA fiscal years, no later than 75 days before the commencement of the PHA's fiscal year. HUD has provided alternative deadlines for PHAs to submit these documents. The revised deadline to submit the 5-Year and Annual Plan has been extended to October 18, 2020.

HQS-5: HQS Inspection Requirement: Biennial Inspections

HUD regulations state that the PHA must inspect all assisted units biennially during the term of the HAP contract. HUD is waiving this requirement and instructing PHAs to conduct delayed biennial inspections as soon as reasonably possible but no later than one year after the date the biennial inspection would have been required absent the waiver.

HQS-9: HQS Quality Control Inspections

HUD has waived the Supervisory Quality Control Inspection requirement until December 31, 2020.

HQS-6: HQS Interim Inspections

HUD has waived the requirement for the PHA to conduct interim inspections and provided alternative guidance regarding owner notification of life threatening and non-life threatening Housing Quality Standard deficiencies. This waiver is in effect until December 31, 2020.

PHAS, SEMAP, AND UNIFORM FINANCIAL REPORTING STANDARDS

HUD will not issue a new SEMAP score unless the PHA requests that a new SEMAP score be issued. HUD will instead carry forward the most recent SEMAP score on record.