

Attachment A Checklist conforming to FR-6050-N-03-CA076

NAME OF PHA: Housing Authority of the City of Santa Barbara

PHA CODE: CA076

Address: 808 Laguna Street

City or Locality: Santa Barbara, CA

Parish: N/A

Date of Submission: 3/17/2020

Signature of PHA Official:



Name/Title of PHA Official: Rob Fredericks / Executive Director/CEO

Phone number of PHA Official: (805) 897-1051

Section 1. List the Presidentially Declared Disaster Your Agency Is Under:

March 13, 2020 National Major Disaster Declaration by President Donald J. Trump due to the coronavirus outbreak.

Section 2. Insert an "X" Next to the Applicable Flexibilities

An MDD PHA may adopt the flexibilities listed below.

___ A. 24 CFR 905.306 (Extension of deadline for obligation and expenditure of Capital Funds). (Office of Capital Improvements)

My agency requests that HUD extend the deadline for the obligation of Capital Funds for an additional 12 months which is attributable to an effect of the MDD which was beyond the control of the PHA. We will maintain documentation substantiating the need for this extension.

___ B. 24 CFR 984.105 (Family Self- Sufficiency minimum program size). (Housing Voucher Management and Operations; Public Housing Management and Occupancy)

My agency submits the certification required by 24 CFR 984.105(d) and will operate an FSS program that is smaller than the minimum program size for up to 24 months from October 9, 2019.

___ C. 24 CFR 990.145(b) (Public housing dwelling units with approved vacancies). (REAC—Public Housing Financial Management Division)

My agency requests HUD approval to treat certain vacant public housing units in our inventory as approved vacancies for the continued receipt of Operating Subsidy. I have attached a project-by- project listing of the units for which this approval is requested. I understand that any units that remain vacant shall be considered approved vacancies only for a period not to exceed 12 months from the date of HUD approval.

Section 3. Insert an “X” Next to the Applicable Waiver Requests

An MDD PHA may request a waiver of a HUD requirement listed below or of any other HUD requirement and receive expedited review of the request, if the MDD PHA demonstrates that the waiver is needed for relief and recovery purposes. Each request must include a good-cause justification for the waiver, documenting why the waiver is needed for such purposes. No requested waiver may be implemented unless and until written approval from HUD has been obtained.

☒ A. 24 CFR 5.801(c) and 5.801(d)(1)(Uniform financial reporting standards; Filing of financial reports; Reporting compliance dates). (REAC)

While we will work diligently to complete the required unaudited and audited financial information in a timely fashion, with projected staff workforce reductions due to the MDD, our agency is preemptively asking for relief from the required submission deadlines. My agency requests a waiver of 24 CFR 5.801(c) to extend the deadline for reporting unaudited financial information to 180 days and of 24 CFR 5.801(d)(1) to extend the reporting deadline for audited financial information to 13 months.

For requests to waive the deadlines to report both unaudited financial information and audited financial information.

☐ B. 24 CFR part 902 (Public Housing Assessment System). (REAC)

My agency requests a waiver of the property inspection and scoring of public housing projects, as required under 24 CFR part 902.

☐ C. 24 CFR 905.322(b) (Fiscal closeout) (Office of Capital Improvements)

My agency requests a waiver of 24 CFR 905.322(b) to extend the deadline for submission of the Actual Development Cost Certificate and the Actual Modernization Cost Certificate by 12 months.

☐ D. 24 CFR 905.314(b)–(c) (Cost and other limitations; Maximum project cost; TDC limit). (Office of Capital Improvements)

My agency requests a waiver of 24 CFR 905.314(b)–(c), which establish the calculation of maximum project cost and total development cost limits for the Capital Fund program. My agency will strive to keep housing costs reasonable given local market conditions, based upon the provisions outlined in 2 CFR part 200. I understand that this waiver is in effect only until 2019 TDC limits have been published.

☐ E. 24 CFR 905.314(j) (Cost and other limitations; Types of labor) (Office of Capital Improvements)

My agency requests a waiver of 24 CFR 904.314(j) to allow for the use of force account labor for modernization activities even if this activity has not been included in our agency’s 5-Year Action Plan. I understand that this waiver will be in effect for a period not to exceed 12 months from the date of HUD approval.

☐ F. 24 CFR 905.400(i)(5) (Capital Fund Formula; Replacement Housing Factor to reflect formula needs for projects with demolition or disposition occurring on or after October 1, 1998, and prior to September 2013). (Office of Capital Improvements)

My agency requests a waiver of 24 CFR 905.400(i)(5) to allow for the use of Capital Fund Replacement Housing Factor grants with undisbursed balances for public housing modernization. I understand that this waiver will be in effect only for funds obligated within 12 months from the date of HUD approval.

____ G. 24 CFR 960.202(c)(1) (Tenant selection policies) and 24 CFR 982.54(a) (Administrative plan). (Housing Voucher Management and Operations; Public Housing Management and Occupancy)

My agency requests a waiver of 24 CFR 960.202(c)(1) and/or 24 CFR 982.54(a) so that our public housing tenant selection policies and section 8 administrative plan may be revised on a temporary basis, without formal approval, to address circumstances unique to relief and recovery efforts. I have attached documentation that our Board of Commissioners or an authorized PHA official supports the waiver request. I have also attached documentation identifying the temporary revisions. The adoption of these revisions does not constitute a significant amendment to our PHA or MTW plan, nor does state law prevent us from adopting the revisions without formal approval. I understand that these revisions will be in effect for a period not to exceed 12 months from the date of HUD's approval.

____ H. 24 CFR 982.206(a)(2) (Waiting List; Opening and closing; Public notice). (Housing Voucher Management and Operations)

My agency requests a waiver of 24 CFR 982.206(a)(2) so that we can provide public notice of the opening of our waiting list via our website, at any of our offices, and/or in a voice-mail message in lieu of providing notice in a local newspaper of general circulation. I understand that my agency must comply with the requirements at 24 CFR 982.206(a)(2) to provide public notice in minority media and ensure that the notice complies with HUD fair housing requirements. I understand that this waiver is in effect for a period not to exceed 12 months from the date of HUD approval.

____ I. 24 CFR 982.503(c) (HUD approval of exception payment standard amount). (Housing Voucher Management and Operations)

My agency requests to establish an exception payment standard amount that is higher than 110 percent of the published fair market rent (FMR). I have attached our proposed emergency exception payment standard schedule, which shows both the dollar amounts requested and those amounts as a percentage of the FMRs in effect at the time of the request. I understand that any approved exception payment standard will remain in effect until HUD revises the FMRs for the area. I also understand that increased per-family costs resulting from the use of such exception payment standard may result in a reduction in the number of families assisted or may require my agency to adopt other cost-saving measures.

____ J. 24 CFR 982.401(d) (Housing quality standards; Space and security). (Housing Voucher Management and Operations)

My agency requests a waiver of 24 CFR 982.401(d) so that we may allow families to occupy units that are smaller than our occupancy standards would otherwise dictate. I understand that this waiver is in effect only for HAPs entered into during the 12-month period following the date of HUD approval, and then only with the written consent of the family.

____ K. 24 CFR 982.633(a) (Occupancy of home). (Housing Voucher Management and Operations)

My agency requests a waiver of 24 CFR 982.633(a) so that we may continue HAP for homeownership for families displaced from their homes if needed to comply with mortgage terms or make necessary repairs. We have determined that the family is not receiving assistance from another source. I understand that such payments must cease if the family remains absent from their home for more than 180 consecutive calendar days.

____ L. 24 CFR 984.303(d) (Contract of participation; contract extension). (Public Housing Management and Occupancy; Housing Voucher Management and Operations)

My agency requests a waiver of 24 CFR 984.303(d) so that a family's contract of participation may be extended for up to three years. I understand that such extensions may be made only during the 12-month period following the date of HUD approval.

☒ M. 24 CFR 985.101(a) (Section 8 Management Assessment Program (SEMAP)). (Housing Voucher Management and Operations)

As described in our waiver cover letter, our operations for the coming months will be severely impacted due to the MDD and the coronavirus and many benchmarks are projected to not be met for the upcoming fiscal year which begins April 1, 2020 for our agency. My agency requests a waiver of 24 CFR 985.101(a) so that our SEMAP score from the previous year may be carried over to the fiscal year ending 3/31/2021. My agency has a fiscal year end of 3/31/2020.

____ N. Notice PIH 2012–10, Section 8(c) (Verification of the Social Security Number (SSN)) (REAC)

My agency requests a waiver of section 8(c) of Notice PIH 2012–10 to allow for the submission of Form HUD– 50058 90 calendars days from receipt of an applicant’s or participant’s SSN documentation. I understand that this waiver will be in effect for a period not to exceed 12 months from the date of HUD approval.

____ O. 24 CFR 970.15(b)(1)(ii) (Section 18 Application—Environmental Review) (REAC)

My agency requests a waiver of 24 CFR 970.15(b)(1)(ii) and seeks to complete a Part 58 review instead of a Part 50 where environmental conditions jeopardize the site and its housing structures for residential use.

____ P. 24 CFR 970.15(b)(2) (Section 18 Application—HUD–52860–B) (REAC)

My agency requests a waiver of 24 CFR 970.15(b)(2) and PIH 2018–04 and seeks to submit other supporting evidence of obsolescence (e.g., insurance adjusters reports, photographs, and condemnation orders from local municipalities) where modifications/rehabilitation are not cost-effective.

☒ Q. Waivers not identified in FR– 6050–N–03.

My agency seeks waivers of the HUD requirements listed below. I have included documentation justifying the need for the waivers.

Regulation	Description
24 CFR 982.405(a)	<p><i>“The PHA must inspect the unit leased to a family prior to the initial term of the lease, at least biennially during assisted occupancy, and at other times needed, to determine if the unit meets the HQS (See Sec. 982.305(b)(2) concerning the timing of initial inspection by the PHA.”</i></p> <p><i>My agency requests a waiver from this requirement of meeting the timing requirement of the HQS inspections. We are already taking advantage of flexibilities allowed under HOTMA and have implemented biennial inspection processes. These biennial inspections are now coming due in this month, April, May and June. Many of which are inspections of highly vulnerable elderly and special needs populations with underlying health conditions. NOTE: We will continue initial HQS inspections and HQS inspections where there are exigent health and safety issues. As detailed in Attachment C, our agency has 661 inspections due now through June that will likely be late due to the cessation.</i></p>

<p>24 CFR 983.103 (d)(1)(2) Unit Inspections – Project Based Voucher Program</p>	<p>Biennial inspections:</p> <p><i>“At least biennially during the term of the HAP contract, the PHA must inspect a random sample, consisting of at least 20 percent of the contract units in each building, to determine if the contract units and the premises are maintained in accordance with the HQS. Turnover inspections pursuant to paragraph (c) of this section are not counted toward meeting this inspection requirement.</i></p> <p><i>As is the case with the tenant-based vouchers, due to the federal, State, and local declarations of emergency due to the coronavirus, our agency has implemented a cessation of all biennial inspections, including those covered under the Project Based Voucher regulations. My agency is requesting a similar waiver from meeting the upcoming months of inspection due dates in order to curtail community spread of the virus.</i></p>
<p>24 CFR 982.551(b) 24 CFR 982.516</p>	<p><i>As part of the annual reexamination process, families are required to provide updated information to the PHA regarding the family’s income, expenses and compensation.</i></p> <p><i>“The PHA must establish policies concerning the effective date of changes that result from an annual reexamination.”</i></p> <p><i>The disruption caused by the MDD will most likely hamper families’ ability to timely provide updated information for performing reexaminations. Therefore, my agency is requesting a waiver from the timing requirement to perform annual re-examinations. We will of course attempt to complete re-examinations by phone and mail in of documents over the course of the next several months, but it is likely that some will not meet the required time frame. We are looking for relief to be held at no fault for these re-examinations if they are deemed late.</i></p>