



ANAHEIM HOUSING AUTHORITY

201 S. ANAHEIM BLVD. SUITE 201, ANAHEIM, CA 92805

PHONE (714)765-4320 | FAX (714)765-4331

WWW.ANAHEIM.NET

Adopted COVID-19 Waivers Summary

Below is summary of the waivers that AHA has adopted as allowed under U.S. Housing and Urban Development's (HUD's) PIH Notices [2020-05](#), [2020-13](#), [2020-33](#) and [2021-14](#) to best serve and protect all of our tenants given the challenges that the COVID-19 pandemic has presented. For a complete list of the waivers, please [click here](#).

Accessibility: If you are a person with a disability and require auxiliary aids and/or services, or if you require assistance in a different language, please call 714-765-4320 and leave a message or email AHInfo@anaheim.net and a staff member will reach out within 24-48 hours to assist you. For the hearing-impaired line, please call 711 – (714-765-4320).

Program Onboarding

The AHA recognizes that the COVID-19 pandemic presents challenges for leasing up process of its vouchers and has adopted the following waivers to help families. The AHA may publicize the opening and closing of a waiting list and conduct briefings through alternative means other than what is typically allowed through June 30, 2021. The AHA will provide accessibility for disabled individuals and persons with limited English proficiency. Waiver: "PH and HCV-7" "HCV-2"

The AHA recognizes that the COVID-19 pandemic may present several challenges in obtaining documentation required to establish eligibility for rental-assistance programs. The AHA will continue to use its best efforts to follow the HUD income verification hierarchy for all applicants at admission. In the event that the AHA is unable to collect proper income verifications due to the impacts of COVID-19, the AHA may forgo HUD verification hierarchy requirements and may accept self-certifications as the highest form of income verification. Waiver: "PH and HCV-8"

The AHA will continue to use its best efforts to follow the HUD social security number, disability, date of birth, and eligible immigration status verifications verification hierarchy for all applicants at admission. In the event that the AHA is unable to collect proper income, due to the impacts of COVID-19, the may accept self-certifications so long as the applicant submit the required documentation within 90 days of admission to remain eligible for continued assistance. Waiver: "PH and HCV-9"

The AHA also recognizes that the COVID-19 pandemic may have severe impacts in finding housing and has adopted the following waivers to help mitigate these effects. The AHA may grant additional initial voucher term extensions, may allow mainstream eligible applicants to lease up before their 63rd birthday, and may provide an additional 60-day extension to enter into a Housing Assistance Payment (HAP) contract through June 30, 2021. Waivers: "PH and HCV-7" "HCV-2" "HCV-3" "MS-3" "HCV-4"



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Operating HCV Program/Participating Families

The AHA recognizes that the COVID-19 pandemic has made it difficult to meet abide by specific deadlines and verification requirements, and has created economic and employment instability for many families. In response, AHA has adopted waivers that allow delayed annual and interim reexaminations, increased payment standards, and a delayed utility allowance schedule. The waivers also allow the ability to forgo the HUD verification hierarchy, suspend Enterprise Income Verification (EIV) monitoring, and extend the date that a family becomes self-sufficient beyond pre-established 180 days (including for PBV units) through June 30, 2021. Waivers: “PH and HCV-2” “PH and HCV-3,” “PH and HCV-4” “PH and HCV-5” HCV-6” “HCV-7” HCV-8 “HCV-14”

The AHA recognizes that families may have to relocate to protect their health and safety due to the COVID-19 pandemic. The AHA has adopted a waiver that allows family absences beyond what its policies allow if it is related to a COVID-19 emergency through June 30, 2021. A second adopted waiver allows AHA to add members to the assisted household without requiring the family to move immediately. Waiver: “HCV-5” “HQS-10”

For families participating in the Family Self-Sufficiency program, the AHA may grant an extension of up to two more years of participation in the program. Waiver: “PH and HCV-6”

Housing Quality Standards (HQS) Inspections

The AHA recognizes that conducting physical HQS inspections of units as required by program regulations during the COVID-19 pandemic poses health risks and may run counter to public health orders, directives, or recommendations. The AHA has adopted the several waivers that delay initial unit inspections, Project Based Voucher (PBV) unit turnover inspections, PBV pre-HAP inspections, and inspections to Add or Substitute Units in an existing PBV HAP Contract, and biennial inspections. Where allowed, the AHA will an owner’s self-certification that the unit meets HQS standards through June 30, 2021 and conduct the HQS inspection within 1 year of the owner’s certification. All delayed biennial inspections will be completed by December 31, 2021. The AHA may also not conduct HQS quality control inspections through June 30, 2021. Waivers: “HQS-1” “HQS-2” “HQS-7” “HQS-8” “HQS-5” “HQS-9”

If a unit failed to meet HQS as the result only of Non-Life-Threatening (NLT) deficiencies, the AHA may approve an assisted tenancy but will require that the deficiency be fixed within 60 days. Waiver: “HQS-3”

For reported deficiencies that provide prompt a HQS interim inspection, the AHA will inform the owner and require that they address their respective time frame (based of life-threatening or not) and submit verifications through June 30, 2021. Waiver: “HQS-6”

Provisions/Waiver Adoption

The Notices required that the AHA formally adopt these provisions by June 30, 2021. The AHA is scheduled to present the latest updates to these provisions to its Board of Commissioners on March 23, 2021. Waiver: “HCV-1”