



HACB's Notice of Implemented Actions to Prevent the Spread of the Coronavirus Updated Memo April 9, 2020

Due to the outbreak of COVID-19, commonly known as the coronavirus, the Housing Authority of City of Brownsville (HACB) is taking extra precautionary measures to limit in-person interactions as recommended by the Centers for Disease Control and Prevention. We ask our residents and partners to call and email inquiries rather than visit our offices. We do apologize for any inconvenience. These measures are being taken in order to prioritize the health and safety of our communities and want to ensure the well-being of our residents and staff. On April 27, 2020, we will evaluate these actions and overall circumstances and decide whether to amend or remove any or all of, or add additional, actions herein.

Implemented Actions for Public Housing Residents

Effective Thursday, April 9th, HACB's Executive Leadership Team will implement the following precautions to protect its residents:

- Suspension of notices to vacate.
- Suspension of evictions for non-criminal activity.
- Suspension of new housekeeping inspections.
- Suspension of late fees.
- Suspension of all resident activities to include Resident Councils and Youth Activities.
- Closure of all property management offices and community rooms; residents should email or call.
- Existing repayment agreements will be extended. All households who are on a repayment agreement will be sent a letter further explaining the extension.
- Rent payments should be made either by mail or placed in the respected rent drop boxes.
- Visitors for social purposes, especially at elderly properties, are strongly discouraged. Medically-related visitors and caregivers may continue to visit residents.
- Pest control services will temporarily be suspended in residents' units, until further notice. However, pest control services will still be conducted on the exterior of buildings.
- Closure of HACB Main Office lobby, Supportive Services Building, Linda Vista Office and Buena Vida Office; clients should email or call.

Residents are encouraged to call HACB's Main Office Line at (956) 541-8315, Linda Vista Management Office (956) 541-1124, Buena Vida Management Office (956) 986-2403 , if you have any questions.

Implemented Actions for Housing Choice Vouchers Residents (Section 8)

Effective Thursday, April 9th HACB's Executive Leadership Team will implement the following precautions to protect its residents:

- Closure of the HACB Main Office lobby; clients should email or call.
- Suspension of terminations, if related to Covid-19 (non-payment of rent).
- Landlord payments will continue to be processed.

Residents are encouraged to call **HACB's Main Office Line at (956) 541-8315**, if you have any questions. If you have already been assigned a case worker, please call them to their direct line. Attached is the list of employees' office numbers.

Additional Actions for Residents at Villa Del Sol and Sunset Haven

Effective Thursday, April 9th, HACB's Executive Leadership Team and Capstone Management will implement the following precautions to protect its residents:

- Visitors for social purposes, especially at these elderly sites, are strongly discouraged. Medically related visitors and caregivers may continue to visit residents.
- All visitors will need to report to the main office prior to entering the units, between the hours of 8:00 am to 5:00 pm.

Residents are encouraged to call **Villa Del Sol Management Office at (956) 546-8139**, **Sunset Haven Management Office at (956) 504-2800** or **HACB's Main Office Line at (956)541-8315**.

With respect to HACB's low income housing tax credit properties, preventive actions are being addressed by the respective management properties.



Aviso De Acciones Implementadas por el HACB para Prevenir la Propagación del Coronavirus aviso Actualizado 9 de abril de 2020

Debido al brote de COVID-19, comúnmente conocido como coronavirus, la Autoridad de Vivienda de la Ciudad de Brownsville (HACB) está tomando medidas de precaución adicionales para limitar la propagación en persona según lo recomendado por los Centros para el Control y la Prevención de Enfermedades. Pedimos a nuestros residentes y socios que llamen y envíen consultas por correo electrónico en lugar de visitar nuestras oficinas. Nos disculpamos de antemano por cualquier inconveniente. Estas medidas se están tomando con el fin de proteger la salud y la seguridad de nuestras comunidades y queremos garantizar el bienestar de nuestros residentes y personal. El 27 de abril 2020, evaluaremos estas acciones y circunstancias generales y decidiremos si modificar, eliminar cualquiera de las acciones o todas. Se podría agregar acciones adicionales en este documento si es requerido.

Acciones implementadas para los residentes de Vivienda Pública

A partir del jueves 9 de abril, El Equipo de Liderazgo Ejecutivo de HACB implementará las siguientes precauciones para proteger a sus residentes:

- Suspensión de avisos para desalojar.
- Suspensión de desalojos por actividades no delictivas.
- Suspensión de nuevas inspecciones de limpieza.
- Suspensión de cargos por demora.
- Suspensión de todas las actividades de los residentes incluyendo Consejería para Residentes y Actividades Juveniles.
- Cierre de todas las oficinas de las propiedades y salas comunitarias; los residentes deben enviar un correo electrónico o llamar.
- Se extienden los acuerdos de pago existentes. A todos los hogares que estén en un acuerdo de pago, se les enviará una carta explicando la extensión.
- Los pagos de alquiler deben hacerse por correo o colocados En el buzón designado de cada oficina.
- Se recomienda evitar visitas con fines sociales, especialmente en propiedades de ancianos, ya que están siendo fuertemente desalentadas. Los visitantes y cuidadores relacionados con ayuda médica pueden continuar visitando a los residentes.
- Los servicios de control de plagas se suspenderán temporalmente en las unidades de los residentes, hasta nuevo aviso. Sin embargo, los servicios de control de plagas todavía se llevarán a cabo en el exterior de los edificios.

- Cierre del lobby de la Oficina Principal de HACB, la Oficina de Linda Vista y la Oficina Buena Vida; los clientes deben enviar un correo electrónico o llamar.

Si tiene alguna pregunta, se invita a los residentes a llamar a la línea de **Oficina Principal de HACB al (956) 541-8315, Oficina de Administración de Linda Vista (956) 541-1124, Oficina de Administración de Buena Vida (956) 986-2403.**

Acciones implementadas para los residentes de los vales de elección de vivienda (Sección 8)

A partir del jueves 9 de abril, el Equipo de Liderazgo Ejecutivo de HACB implementará las siguientes precauciones para proteger a sus residentes:

- Cierre del lobby de la Oficina Principal de HACB; los clientes deben enviar un correo electrónico o llamar.
- Suspensión de terminaciones de contrato, si están relacionadas con COVID-19 (por no poder pagar su alquiler).
- Los pagos del propietario continuarán siendo procesados.

Si tiene alguna pregunta, se anima a los residentes a llamar a la línea principal de la oficina de **HACB al (956) 541-8315.**

Acciones adicionales para residentes en Villa Del Sol y Sunset Haven

A partir del jueves 9 de abril, el Equipo de Liderazgo Ejecutivo de HACB y Capstone Management implementarán las siguientes precauciones para proteger a sus residentes:

- Se recomienda evitar visitas con fines sociales, especialmente en estos sitios de ancianos, están siendo fuertemente desalentados. Los visitantes y cuidadores relacionados con ayuda médica pueden continuar visitando a los residentes.
- Todos los visitantes tendrán que reportarse a la oficina principal antes de entrar en las unidades, de las 8:00 am a las 5:00 pm.

Se invita a los residentes a llamar a sus respectivas oficinas de **Villa Del Sol al (956) 546-8139, Sunset Haven al (956) 504-12800 o a la línea principal de la oficina de HACB al (956)541-8315.**

Con respecto a las propiedades de crédito fiscal de vivienda de bajos ingresos de HACB, las propiedades respectivas están ejecutando acciones preventivas.

**Summary of the Housing Authority of the City of Brownsville's (HACB)
Public Housing and Housing Choice Voucher (HCV) Waivers and Alternatives Requirements**

This chart summarizes the waivers authorized under NOTICE PIH 2020-05 COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block grant and Indian Community Development Block Grant Programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program.

As stated in Section 5 of NOTICE PIH 2020-05, PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates. To fulfill those requirements, this chart summarizes waivers HACB will implement with the adoption date.

	Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement	Date of PHA adoption
1	PH and HCV-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> section 5A (a)(1), Section 5A (b)(1), Section 5A (g), Section 5A (h) <u>Regulatory Authority</u> § 903.5 (a)(3), 903.5 (b)(3), 903.21	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<ul style="list-style-type: none"> Varies based on FYE FYE 7/31/20 	Yes	4/10/2020
2	PH and HCV-2 Family Income and composition- delayed annual reexaminations	<u>Statutory Authority</u> Section 3(a)(1) - <u>Regulatory Authority</u> § 982.516(a)(1), §960.257(a)	<ul style="list-style-type: none"> Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV-7 for impacted families if they implement this waiver 	<ul style="list-style-type: none"> 12/31/20 	Yes	4/10/2020
3	PH and HCV-3 Annual reexamination Income Verification	<u>Regulatory Authority</u> 5.233(a)(2) <u>Sub-regulatory</u> <u>Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/2020
4	PH and HCV 4 Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), §982.5169 (c) (2), 960.257(b) and (d) <u>Sub-regulatory</u> <u>Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/2020

5	PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> §5.233 <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/2020
6	PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4/10/2020
7	PH and HCV7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	<ul style="list-style-type: none"> • 7/31/20 	No	
8	HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> • Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes	4/10/2020
9	HQS-2 PBV Pre-HAP Contract Inspections, PHA acceptance of completed units	<u>Statutory Authority:</u> Section 8(o)(8)(A), <u>Regulatory Authority:</u> § 983.301(b), 983.156(a)(1)	<ul style="list-style-type: none"> • Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes	4/10/2020
10	HQS-3 Non-Life Threatening HQS -Initial Unit Approval	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii), <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> • Allows for extension of up to 30 days for owner repairs of non-life threatening conditions 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/2020
11	HQS-4 Initial HQS-Alternative Inspections	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii), <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> • Under Initial HQS Alternative Inspection Option- allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies • Where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 	<ul style="list-style-type: none"> • 7/31/20 • 10/31/20 	Yes	4/10/2020

12	HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §982.405(a), 983.103(d)	<ul style="list-style-type: none"> Allows for delay in biennial inspections 	<ul style="list-style-type: none"> 10/31/20 	Yes	4/10/2020
			<ul style="list-style-type: none"> All delay biennial inspections must be completed as soon as reasonably possible but no later October 31, 2020. 			
13	HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> § 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> Waives the requirement for the PHA to conduct interim inspection and requires alternative method Allows for repairs to be verified by alternative methods 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/2020
14	HQS-7 PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> 7/31/20 10/31/20 	Yes	4/10/2020
15	HQS-8 PBV HAP Contract-HQS Inspections to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> § 983.207(a), 983.207(b)	<ul style="list-style-type: none"> Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection 	<ul style="list-style-type: none"> 7/31/20 10/31/20 	Yes	4/10/2020
16	HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	<ul style="list-style-type: none"> 10/31/20 	Yes	4/10/2020
17	HQS-10 HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. 	Remains in effect one year from lease term or date of notice, whichever is longer	Yes	4/10/2020
18	HQS-11 Homeownership HQS	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments Requires family to obtain independent professional inspection 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/2020
19	HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54(a)	<ul style="list-style-type: none"> Waives the requirement to adopt revisions to the admin plan 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/2020

20	HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301 (a)(3), § 983.252(a)	<ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/2020
21	HCV-3 Term of Voucher- Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/2020
22	HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP to owner until HAP contract is executed 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/2020
23	HCV-5 Absence from unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/2020 for units vacant more than 180 consecutive days. 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4/10/2020
24	HCV-6 Automatic Termination of the HAP Contract	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> • Allows PHA to extend the period of time after the last HAP payments is made before the HAP contract terminates automatically 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4/10/2020
25	HCV-7 Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> • Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so 	<ul style="list-style-type: none"> • 12/31/20 	No	
26	HCV-8 Utility Allowance Schedule	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> • Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> • 12/31/20 	No	
27	HCV-9 Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> § 982.630, 982.636(d)	<ul style="list-style-type: none"> • Waives the requirement for the family to obtain pre-assistance counseling 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/2020
28	HCV-10 FUP	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> • Allows for PHAs to increase age to 26 for foster youth initial lease up 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4/10/2020

29	PH-1 Fiscal closeout of Capital Grant Funds	<u>Regulatory Authority</u> § 905.322(b)	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	Varies by PHA	Yes	4/10/2020
30	PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c)	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	Applies to development proposals submitted to HUD no later than December 31, 2021	Yes	4/10/2020
31	PH-3 Costs limitations	<u>Regulatory Authority</u> § 905.314(j)	<ul style="list-style-type: none"> Allows for the use of force account labor for modernization activities in certain circumstances 	<ul style="list-style-type: none"> 12/31/20 	No	
32	PH-4 ACOP	<u>Regulatory Authority</u> § 960.202 (c)(1)	<ul style="list-style-type: none"> Changes to approval process for ACOP 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/2020
33	PH-5 CSSR	<u>Statutory Authority</u> Section 12 (c) <u>Regulatory Authority</u> § 960.603(a) and 960.603(b)	<ul style="list-style-type: none"> Temporary suspends CSSR 	<ul style="list-style-type: none"> 3/31/21 	Yes	4/10/2020
34	PH-6 Energy Audits	<u>Regulatory Authority</u> § 965.302	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	One year beyond 2020 audit deadline	Yes	4/10/2020
35	PH-7 Over-income families	Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH 2019-11	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income 	<ul style="list-style-type: none"> 12/31/20 	Yes	4/10/2020
36	PH-8 Resident Council Elections	<u>Regulatory Authority</u> § 964.130(a)(1)	<ul style="list-style-type: none"> Provides for delay in resident council elections 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/2020
37	PH-9 Utility Allowance	<u>Regulatory Authority</u> § 965.507	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/20 	No	
38	PH-10 Tenant notifications	<u>Regulatory Authority</u> § 966.5	<ul style="list-style-type: none"> Advanced notice not required except for policies related to tenant charges 	<ul style="list-style-type: none"> 7/31/20 	No	
39	11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> Allows for alternatives related to inspections PHA to retain prior year PHAs score unless requests otherwise 	HUD will resume issuing new PHAS Scores starting with PHAs with FYE dates 3/31/2021	N/A	N/A
40	11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> PHA to retain prior year SEMAP score unless requests otherwise 	HUD will resume issuing new SEMAP Scores starting with PHAs with FYE dates 3/31/2021	N/A	N/A

41	11c Financial Reporting	<u>Regulatory Authority</u> §5.801(c), 5.801 (d)(1)	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by PHA FYE	Yes	4/10/2020
42	12a Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, §981.158 – <u>Sub-Regulatory</u> <u>Guidance PIH Notice</u> <u>2011-65</u>	<ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action 	<ul style="list-style-type: none"> 12/31/20 	Yes	4/10/2020
43	12b Designated housing plan	<u>Statutory Authority</u> 7(e)(1)	<ul style="list-style-type: none"> Allows for HUD to delay notification about designated housing plan 	<ul style="list-style-type: none"> 7/31/20 	No	
44	12c Deadline for reporting Operating and Capital Fund expenditures	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> Provides a one-year extension 	One-year extension, however no programmatic expenditure end date shall be extended beyond one month prior to closure of relevant appropriations acc	Yes	4/10/2020