

# COVID-19 Public Housing & HCV Waivers and Alternative Requirements

Item	Statutory and Regulatory Waivers	Summary of Alternative Requirements	Availability Period Ends	Waiver Implemented?	Date of Adoption
PH & HCV-2 Family Income and Composition: Delayed Annual Examinations	<u>Statutory Authority:</u> Section 3(a)(1) <u>Regulatory Authority:</u> 982.516(a)(1)	<ul style="list-style-type: none"> <li>Permits LCHA to delay the annual reexamination of income and family composition</li> <li>HCV PHAs must implement HCV-7 for impacted families if they implement this waiver</li> </ul>	12/31/2021	Yes	04/01/2020
PH & HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirements	<u>Regulatory Authority:</u> 5.233(a)(2) <u>Sub-regulatory Guidance:</u> PIH Notice 2018-18	<ul style="list-style-type: none"> <li>Waives the requirements to use the income hierarchy, including the use of EIV, and will allow LCHA to consider self-certification as the highest form of income verification</li> <li>PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</li> </ul>	12/31/2021	Yes	04/01/2020
PH & HCV-4 Family Income and Composition: Interim Examinations	<u>Statutory Authority:</u> Section 3(a)(1) <u>Regulatory Authority:</u> 5.233(a)(2), 982.5156(c)(2), 960.257(a), (b) and (d), 960.259(c)	<ul style="list-style-type: none"> <li>Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations</li> </ul>	12/31/2021	Yes	04/01/2020

# COVID-19 Public Housing & HCV Waivers and Alternative Requirements

	<u>Sub-regulatory Guidance:</u> PIH Notice 2018-18				
PH & HCV-5 Enterprise Income Verification Monitoring	<u>Regulatory Authority:</u> 5.233 <u>Sub-regulatory Guidance:</u> PIH Notice 2018-18	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements</li> </ul>	12/31/2021	Yes	04/01/2020
PH & HCV-6 Family Self Sufficiency Contract of Participation: Contract Extension	<u>Regulatory Authority:</u> 984.303(d)	<ul style="list-style-type: none"> <li>• Provides for extensions to FSS contract of participation</li> </ul>	12/31/2021	Yes	04/01/2020
PH & HCV-7 Waiting List: Opening and Closing; Public Notice	<u>Regulatory Authority:</u> 982.206(a)(2) <u>Sub-regulatory Guidance:</u> PIH Notice 2012-34	<ul style="list-style-type: none"> <li>• Waives public notice requirements for opening and closing waiting list</li> <li>• Requires alternative process</li> </ul>	12/31/2021	Yes	04/01/2020
HQS-4 Initial Inspection Requirement: Alternative Inspection Option	<u>Statutory Authority:</u> Section 8(o)(8)(A)(iii) <u>Sub-regulatory Guidance:</u> HOTMA HCV Federal Register Notice 01/18/2017	<ul style="list-style-type: none"> <li>• Under initial HQS inspection option- allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies</li> <li>• Where self-certification was used, LCHA must inspect the unit no later than 1-year anniversary of date of owner's certification</li> </ul>	12/31/2021	Yes	04/01/2020
HQS-6 Interim Inspections	<u>Statutory Authority:</u> Section 8(o)(8)(F)	<ul style="list-style-type: none"> <li>• Waives the requirement for the LCHA to conduct interim</li> </ul>	12/31/2021	Yes	04/01/2020

# COVID-19 Public Housing & HCV Waivers and Alternative Requirements

	<u>Regulatory Authority:</u> 982.405(g), 983.103(e)	<p>inspection and requires alternative method</p> <ul style="list-style-type: none"> <li>• Allows for repairs to be verified by alternative methods</li> </ul>			
HQS-9 Quality Control Inspections	<u>Regulatory Authority:</u> 982.405(b), 983.103(e)(3)	<ul style="list-style-type: none"> <li>• Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	12/31/2021	Yes	04/01/2020
HQS-10 Housing Quality Standards: Space and Security	<u>Regulatory Authority:</u> 982.401(d)	<ul style="list-style-type: none"> <li>• Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons</li> </ul>	Remains in effect one year from lease term or date of this Notice, whichever is longer	Yes	04/01/2020
HCV-1 Administrative Plan	<u>Regulatory Authority:</u> 982.54(a)	<ul style="list-style-type: none"> <li>• Establishes an alternative requirement that policies may be adopted without Board approval</li> <li>• Any provision adopted informally must be adopted formally NLT 12/31/2020</li> </ul>	12/31/2021	Yes	04/01/2020
HCV-2 Information when Family is Selected: PHA Oral Briefing	<u>Regulatory Authority:</u> 982.301(a)(1), 983.252(a)	<ul style="list-style-type: none"> <li>• Waives the requirement for an oral briefing</li> <li>• Provides for alternative methods to conduct required voucher briefing</li> </ul>	12/31/2021	Yes	04/01/2020
HCV-3 Term of Voucher	<u>Regulatory Authority:</u> 982.303(b)(1)	<ul style="list-style-type: none"> <li>• Allows LCHA to provide voucher extensions regardless of current PHA policy</li> </ul>	12/31/2021	Yes	04/01/2020
PH & HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<u>Regulatory Authority:</u> 982.305(c)	<ul style="list-style-type: none"> <li>• Provides for HAP payments for contracts not executed within 60 days</li> </ul>	12/31/2021	Yes	04/01/2020

# COVID-19 Public Housing & HCV Waivers and Alternative Requirements

		<ul style="list-style-type: none"> <li>LCHA must not pay HAP to owner until HAP contract is executed</li> </ul>			
PH & HCV-5 Absence from Unit	<u>Regulatory Authority:</u> 982.312	<ul style="list-style-type: none"> <li>Allows for LCHA discretion on absences from units longer than 180 days</li> <li>LCHA must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days</li> </ul>	12/31/2021	Yes	04/01/2020
PH-4 ACOP: Adoption of Tenant Selection Policies	<u>Regulatory Authority:</u> 960.202(c)(1)	<ul style="list-style-type: none"> <li>Establishes an alternative requirement that policies may be adopted without Board approval</li> <li>Any provisions adopted informally must be adopted NLT 12/31/2020</li> </ul>	09/30/2021  12/31/2021	Yes	04/01/2020
PH-5 Community Service and Self-Sufficiency Requirement (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"> <li>Temporarily suspends CSSR</li> </ul>	03/31/2021	Yes	04/01/2020
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	<u>Regulatory Authority:</u> 966.5	<ul style="list-style-type: none"> <li>Advance notice not required except for policies to tenant charges</li> </ul>	12/31/2021	Yes	04/01/2020
PH-12 Public Housing Agency Self-Inspections	<u>Statutory Authority:</u> Section 6(f)(3) <u>Regulatory Authority:</u> 902.20(d)	<ul style="list-style-type: none"> <li>Waives the requirement that the LCHA must inspect each project</li> </ul>	12/31/2021	Yes	04/01/2020
11a PHAS	<u>Regulatory Authority:</u> 24 CFR Part 902	<ul style="list-style-type: none"> <li>Allows for alternatives related to inspections</li> </ul>	HUD will resume issuing new PHAS scores starting with	NA	NA

# COVID-19 Public Housing & HCV Waivers and Alternative Requirements

		<ul style="list-style-type: none"> <li>LCHA to retain prior year PHAS score unless otherwise requested</li> </ul>	PHAs with FYE dates of 03/31/2021		
11b SEMAP	<u>Regulatory Authority:</u> 24 CFR Part 985	<ul style="list-style-type: none"> <li>LCHA to retain prior year SEMAP score unless otherwise requested</li> </ul>	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 03/31/2021	NA	NA
12a PHA Reporting Requirements on HUD Form 50058	Regulatory Authority: 24 CFR Part 908, 982.158	<ul style="list-style-type: none"> <li>Waives the requirement to submit 50058 within 60 days</li> <li>Alternative requirement to submit within 90 days of the effective date of action</li> </ul>	12/31/2021	Yes	04/01/2020