

Housing Choice Voucher Waivers

Item	Statutory and Regulatory Waivers	Summary of Alternative Requirements	Availability Period Ends
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54(a)	<ul style="list-style-type: none"> • Establishes an alternative requirement that policies may be adopted without board approval until 3/31/2021 • Any provisions adopted informally must be adopted formally by 6/30/21 	3/31/2021 6/30/2021
HCV-3: Family Income and Composition: Annual Reexamination; Income Verification Requirements	<u>Regulatory Authority</u> § 982.516(a) <u>Sub-regulatory 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 PHA's to consider self-certification as the highest form of income verification 	6/30/2021
HCV-4: Family Income and Composition: Interim Examinations	<u>Regulatory Authority</u> § 982.516(c)(2) <u>Sub-regulatory 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 PHA's to consider self-certification as the highest form of income verification 	6/30/2021
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"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	6/30/2021
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 	6/30/2021
HCV-2: Information When Family is Selected – 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 	6/30/2021
HVC-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 	6/30/2021
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 • Contract must be executed no later than 120 from beginning of lease term 	6/30/2021
HCV-5: Absence from Unit	<u>Regulatory Authority</u> 24 CFR 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 06/30/2021 for units vacant more than 180 consecutive days 	6/30/2021

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 of 6/30/2021
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 of 6/30/2021
MS-1: Mainstream Initial Lease Term	<u>Regulatory Authority</u> 24 CFR 982.309(a)(2)(ii)	<ul style="list-style-type: none"> May enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice 	06/30/2021
MS-2: Mainstream Criminal Background Screening	<u>Statutory Authority</u> 42 U.S.C. 13663(a), 42 U.S.C. 13661 <u>Regulatory Authority</u> §§ CFR 5.856, 982.553(a)	<ul style="list-style-type: none"> May establish, as an alternative, screening requirements for applicants for Mainstream vouchers which are distinct from those in place for its HCV program. 	06/30/2021
MS-3: Mainstream Age Eligibility to Enter HAP Contract Statutory Authority	<u>Statutory Authority</u> 42 U.S.C. 8013(k)(2)	<ul style="list-style-type: none"> May choose to expand the definition of an eligible non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract 	06/30/2021

HQS Inspections			
HQS-1: Initial Inspection Requirements	<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 1-year anniversary of date of owner's certification. 	6/30/2021 1-year anniversary of date of owner's certification
HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections	<u>Statutory Authority</u> Section 8 (o)(8)(A) <u>Regulatory Authority</u> §§983.103(b), 983.156(a)(1)	<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 1-year anniversary of date of owner's certification. 	6/30/2021 1-year anniversary of date of owner's certification

HQS-3: Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	<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 	6/30/2021
HQS-4: HQS Initial Inspection Requirement: Alternative Inspection Option	<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. 	6/30/2021 1-year anniversary of date of owner's certification
HQS-5: HQS Inspection Requirement: 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 PHAs must require owner certification there are no life-threatening deficiencies All delayed biennial inspections must resume by 6/30/21 and be completed by 12/31/21 	6/30/2021 12/31/2021
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 PHA to conduct interim inspection and requires alternative method Allows for repairs to be verified by alternative methods 	6/30/2021
HQS-7 PBV Turnover Unit Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification 	6/30/2021 1-year anniversary of date of owner's certification
HVC-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 	6/30/2021
HCV: Annual Recertification Inspections (relief offered in previous PIH Notice)	<u>Regulatory Authority</u> PIH Notice 2016-05	<ul style="list-style-type: none"> Authorizes PHAs to conduct unit sections every other year instead of annually. A PHA that moves to biennials inspections for all of the units in its portfolio does not need to update its Admin Plan to reflect the change. 	N/A

Public Housing Waivers

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PH Annual Reexamination Income Verification	<u>Regulatory Authority</u> § 5.233(a)(2) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHA's to consider self-certification as the highest form of income verification	6/30/2021
PH Interim Reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> §5.233(a)(2) 982.516(c)(2) 960.257(b) and (d) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	6/30/2021
PH EIV System Monitoring	<u>Regulatory Authority</u> §5.233 <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	Waives the mandatory EIV monitoring requirements	6/30/2021
PH-5 CSSR	<u>Statutory Authority</u> Section 12(c) <u>Regulatory Authority</u> §960.603(a) and 960603(b)	Temporarily suspends Community Service and Self-Sufficiency	6/30/2021
PH-7 Over-income families	<u>Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH 2019-11</u>	Changes to timeframe for determination of over-income	6/30/2021
PH-12 Public Housing Agency Annual Self-Inspections	<u>Statutory Authority:</u> Section 6(f)(3) <u>Regulatory Authority</u> § 902.20(d)	Waives the requirement that the PHA must inspect each project	12/31/2020
PH-14 Annual Choice of Rent	<u>Statutory Authority:</u> 42 USC 1437a(a)(2)(A) <u>Regulatory Authority</u> § 960.253	Allows families an additional opportunity to select an income-based or flat rent	6/30/2021

12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	<u>Statutory Authority:</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	Provides an 18-month extension	For all open Capital Fund grants, an 18- month extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020
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