

## 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"> <li>• Establishes an alternative requirement that policies may be adopted without board approval until 3/31/2021</li> <li>• Any provisions adopted informally must be adopted formally by 6/30/21</li> </ul>	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"> <li>• 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</li> </ul>	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"> <li>• 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</li> </ul>	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"> <li>• Waives public notice requirements for opening and closing waiting list</li> <li>• Requires alternative process</li> </ul>	6/30/2021
HCV-6: FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> <li>• Provides for extensions to FSS contract of participation</li> </ul>	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"> <li>• Waives the requirement for an oral briefing</li> <li>• Provides for alternative methods to conduct required voucher briefing</li> </ul>	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"> <li>• Allows PHAs to provide voucher extensions regardless of current PHA policy</li> </ul>	6/30/2021
HCV-4: PHA Approval of Assisted Tenancy	<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> <li>• Contract must be executed no later than 120 from beginning of lease term</li> </ul>	6/30/2021
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> <li>• Allows for alternatives related to inspections</li> <li>• PHA to retain prior year PHAS score unless requests otherwise</li> </ul>	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"> <li>• PHA to retain prior year SEMAP score unless requests otherwise</li> </ul>	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"> <li>• May enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice</li> </ul>	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"> <li>• May establish, as an alternative, screening requirements for applicants for Mainstream vouchers which are distinct from those in place for its HCV program.</li> </ul>	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"> <li>• 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</li> </ul>	06/30/2021

<b>HQS Inspections</b>			
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"> <li>• Changes initial inspection requirements allowing for owner certification that there are no life-threatening deficiencies</li> <li>• Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification.</li> </ul>	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"> <li>• Changes initial inspection requirements allowing for owner certification that there are no life-threatening deficiencies</li> <li>• Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification.</li> </ul>	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"> <li>• Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions</li> </ul>	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"> <li>• Under Initial HQS Alternative 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, PHA must inspect the unit no later than October 31, 2020.</li> </ul>	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"> <li>• Allows for delay in biennial inspections</li> <li>• PHAs must require owner certification there are no life-threatening deficiencies</li> <li>• All delayed biennial inspections must resume by 6/30/21 and be completed by 12/31/21</li> </ul>	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"> <li>• Waives the requirement for PHA to conduct interim inspection and requires alternative method</li> <li>• Allows for repairs to be verified by alternative methods</li> </ul>	6/30/2021
HQS-7 PBV Turnover Unit Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> <li>• Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies</li> <li>• Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification</li> </ul>	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"> <li>• Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	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"> <li>• Authorizes PHAs to conduct unit sections every other year instead of annually.</li> <li>• 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.</li> </ul>	N/A

## Public Housing Waivers

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PH Annual Reexamination Income Verification	<u>Regulatory Authority</u> § 5.233(a)(2)	Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHA's to	12/31/2020

	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18	consider self-certification as the highest form of income verification	
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	12/31/2020
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	12/31/2020
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	3/31/2021
PH-7 Over-income families	<u>Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490</u> <u>Notice: Notice PIH 2019-11</u>	Changes to timeframe for determination of over-income	12/31/2020