

List of Waivers

COVID-19 waivers and alternative requirements the PHA may choose to apply to its EHV for a limited period of availability. Details on the individual waivers and alternative requirements are found in Notice PIH 2021-14.

**This chart summarizes the COVID-19 waivers/alternative requirements the PHA may choose to apply to its EHV and the periods of availability. PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates.**

Waiver Code in Notice PIH 2021-14 (see for details)	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends
PH and HCV-4 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> §§ 5.233(a)(2), 982.516(c)(2), 960.257(a), (b) and (d), 960.259(c)  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirement to use the income verification requirements, including the use of EIV, for interim re-examinations</li> </ul>	12/31/21
PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233  <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements</li> </ul>	12/31/21
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 as soon as reasonably possible but no later than 6/30/22.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> <li>• 6/30/22</li> </ul>

Waiver Code in Notice PIH 2021-14 (see for details)	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends
		<ul style="list-style-type: none"> <li>HQS waiver does not include a waiver of 24 CFR 35.15, visual assessment for deteriorated paint</li> </ul>	
<p>HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(ii)</p> <p><u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017</p>	<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>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>
<p>HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(A)(iii)</p> <p><u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017</p>	<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 as soon as reasonably possible but no later than 6/30/22.</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> <li>6/30/22</li> </ul>
<p>HQS-6 HQS Interim Inspections</p>	<p><u>Statutory Authority</u> Section 8(o)(8)(F)</p> <p><u>Regulatory Authority</u> §§ 982.405(g), 983.103(e)</p>	<ul style="list-style-type: none"> <li>Waives the requirement for the PHA to conduct interim inspection and requires alternative method</li> <li>Allows for repairs to be verified by alternative methods</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>
<p>HQS-9 HQS Quality Control Inspections</p>	<p><u>Regulatory Authority</u> §§ 982.405(b), 983.103(e)(3)</p>	<ul style="list-style-type: none"> <li>Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>

Waiver Code in Notice PIH 2021-14 (see for details)	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends
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 beginning of lease term
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 9/30/21</li> <li>• Any provisions adopted informally must be adopted formally by 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>• 9/30/21</li> <li>• 12/31/21</li> </ul>
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>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>
HCV-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> <li>• Note that the initial term of the EHV must be a minimum of 120 days (see section 9.m of this notice)</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>
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> <li>• PHA must not pay HAP to owner until HAP contract is executed</li> </ul>	12/31/21

Attachment 1

COVID-19 waivers and alternative requirements the PHA may choose to apply to its EHV's for a limited period of availability. Details on the individual waivers and alternative requirements are found in Notice PIH 2021-14.

Waiver Code in Notice PIH 2021-14 (see for details)	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends
HCV-5 Absence from Unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> <li>• Allows for PHA discretion on absences from units longer than 180 days</li> <li>• PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days</li> </ul>	12/31/21
HCV-6 Automatic Termination of HAP Contract	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> <li>• Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>

Waiver Code in Notice PIH 2021-15 (see for details)	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends
Income Verification as Admissions.	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> <li>• Waives the requirement to use the income verification requirements, including the use of EIV, for interim admissions.</li> </ul>	90 days from the transmission to PIC_NG

Eligibility Determination: Social Security Number and Citizenship Verification	<u>Regulatory Authority</u> 24 CFR § 5.403,	<ul style="list-style-type: none"> <li>• Waives the requirement to obtain and verify SSN documentation and documentation evidencing eligible noncitizen status before admitting the family to the EHV program</li> </ul>	<ul style="list-style-type: none"> <li>• 90 days from the transmission to PIC_NG</li> </ul>
HCV-6 Automatic Termination of HAP Contract	<u>Regulatory Authority</u> § 982.455	<ul style="list-style-type: none"> <li>• Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>
Eligibility Determination: Age and Birth Certificate	<u>Regulatory Authority</u> 24 CFR § 5.403,	<p>PHAs may accept self-certification of date of birth and disability status if a higher level of verification is not immediately available. If self-certification is used, the PHA must obtain a higher level of verification within 90 days of admission or verify the information in EIV.</p>	<ul style="list-style-type: none"> <li>• 90 days from the transmission to PIC_NG</li> </ul>
Initial Search Term	<u>Regulatory Authority</u> § 982.303(a)	<ul style="list-style-type: none"> <li>• HUD is waiving § 982.303(a), which provides that the initial search term must be at least 60 days and is establishing an alternative requirement that the initial term for an EHV must be at least 120 days</li> </ul>	<ul style="list-style-type: none"> <li>• All EHV will be issued for 120 days. Extensions beyond that will require addition documentation.</li> </ul>

