



The Department of Housing and Urban Development (HUD) issued NOTICE PIH 2021-14 (HA), on May 4, 2021. This notice remains in effect until amended, superseded or rescinded. Pursuant to the authority provided under the CARES Act, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) program. These waivers provide administrative flexibilities and relief to Housing Connect in response to the COVID-19 National emergency.

In accordance with the notice, Housing Connect is making available the waivers that we will adopt at this time. If you have questions please call or email your Section 8 Housing Choice Voucher Specialist or your Public Housing Property Manager.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Waiver Information
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"> <li>Permits the PHA to delay the annual reexamination of income and family composition</li> </ul>	<ul style="list-style-type: none"> <li>06/30/21</li> </ul>	PH and HCV- Will continue to conduct annual recertification, but will implement this waiver if needed to collect additional information. We expect minimal if any delays.
PH and HCV-3 Family Income and Composition: annual examination; income verification requirements	<u>Regulatory Authority</u> § 5.233(a)(2), 960.259(c) and 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 PHAs 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>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	PH and HCV - Self certifications are used according to the published hierarchy. Documentation is kept in file. EIV will be used when possible.
PH and HCV-4 Family Income and Composition: interim reexaminations	<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)	<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>	<ul style="list-style-type: none"> <li>12/31/21</li> </ul>	PH and HCV - Self Certifications are used according to the published hierarchy. Documentation is kept in file. EIV will be used for interim rent adjustments when possible.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Waiver Information
	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18			
PH and HCV-5 Enterprise Income Verification (EIV) 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>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	PH and HCV - We make every effort to continue to monitor EIV reporting. EIV is not accessible from remote locations and will not be used when staff is working remotely.
HQS-2: Project Based Voucher (PBV) Pre-HAP Contract Inspections, PHA acceptance of completed units	<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 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 owners certification</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	PH RAD PBV Conversions only.  An inspection will be conducted no later than 06/30/22.
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"> <li>• Allows for delay in biennial inspections</li> <li>• All delayed biennial inspections must be conducted as soon as reasonably possible but no later than 06/20/22 for CY2020 and no later than 12/31/22 for CY2021.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	HCV – All biennial inspections have been delayed.  All delayed HQS inspections from CY2020 will be conducted no later than 06/20/22. All delayed CY2021 inspections will be conducted no later than 12/31/22.
HQS-9 HQS QC 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>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	HCV – All Quality Control HQS inspections are currently being suspended.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Waiver Information
HCV-2 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 – Will doing phone briefings, on-line briefings and small group briefings.
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> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	HCV – Will grant and additional 30 day extension with the written request and supporting information on search activities.
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"> <li>• Changes to timeframes for determination of over-income</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/21</li> </ul>	Should an annual recertification be delayed (PH and HCV - 2) over income families will be allowed to remain living in unit paying the same rent amount until an annual recertification can be completed.
PH-12: Public Housing Agency Annual Self-Inspections	Statutory Authority: Section 6(f)(3) Regulatory Authority: § 902.20(d)	<ul style="list-style-type: none"> <li>• Waives the requirement that the PHA must inspect each project.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	PH – Annual inspections are currently being suspended.
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 carry forward the most recent PHAS score on record for any PHAs with a fiscal year on or before 12/31/21	N/A
11b SEMAP	Regulatory Authority 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 carry forward the most recent SEMAP score on record for any PHAs with a fiscal year on or before 12/31/21.	N/A

<p>12e Community Service and Self-Sufficiency Requirement (CSSR) suspension</p>	<p>Statutory Authority Section 12(c)</p> <p>Regulatory Authority 24 CFR 960.603(a), 960.603(b), 960.607, 966.4(1)(2)(iii)(D)</p>	<ul style="list-style-type: none"> <li>• Waives the requirement that each non-exempt adult resident of public housing contribute 8 hours per month of community service and/or participation in an economic self-sufficiency program. This non-discretionary waiver also suspends enforcement of the requirement by all PHAs operating a public housing program.</li> </ul>	<p>Effective for all annual reexaminations completed between publication date of this this notice through April 30, 2022.</p>	<p>N/A</p>
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