

Waivers Applicable to both Public Housing and HCV Programs¹

	Description	Alternative Action	Period of Availability	Adopted
PH and HCV-1	Submission of Annual Plan FYE 12/31/20		1/16/21	4/15/20
PH and HCV-1	Waiver of process for significant amendment to HA policy		7/31/20 12/31/20	4/15/20
PH and HCV-2	Family Income and Composition: Delayed Annual Examination		12/31/20	4/15/20
PH and HCV-3	Family Income and Composition: Annual Examination – Income Verification Requirements	Self-certification done via telephone, email, USPS, or other electronic means	7/31/20 12/31/20	4/15/20
PH and HCV-4	Family Income and Composition: Interim Examinations	Forgo third-party income verification, including EIV, and use self-certification	7/31/20 12/31/20	4/15/20
PH and HCV-5	EIV Monitoring	Mandatory EIV monitoring requirements waived	7/31/20 12/31/20	4/15/20
PH and HCV-6	FSS Contract Participation	Extension of FSS contract using COVID19 as “good cause”	12/31/20	4/15/20
PH and HCV-7	Opening and Closing Waiting Lists: Public Notice	Via telephone and website	7/31/20 12/31/20	N/A

¹ Revised on July 15, 2020 to reflect changes in Notice PIH 2020-13 (HA), REV-1, issued on July 2, 2020.

Waivers Applicable to HCV Program

HQS Inspections

	Description	Alternative Action	Period of Availability	Adopted
HQS-1	Initial Inspection	To place a unit under HAP Contract, BHA may rely on owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. HQS inspection must occur as soon as reasonably possibly but no later than 10/31/20	7/31/20 12/31/20 (owner's certification) For any unit for which an owner's certification is accepted, BHA will conduct an HQS inspection as soon as reasonably possible but no later than 1 year from the date of the certification 10/31/20 (inspection of unit where owner's certification received)	4/15/20
HQS-2	PBV – Pre-HAP Inspection	See above	See above	4/15/20
HQS-3	Initial Inspection: NLT Option	BHA may extend of up to an additional 30 days to owner to make NLT repairs and can continue to make payments during the extension	7/31/20 12/31/20 (approval of extension)	4/15/20
HQS-4	HQS Initial Inspection – Alternative Inspection Option	Owner's certification	7/31/20 12/31/20 (owner's certification)	4/15/20

			<p>For any unit for which an owner's certification is accepted, BHA will conduct an HQS inspection as soon as reasonably possible but no later than 1 year from the date of the certification</p> <p>10/31/20 (inspection of unit where owner's certification received)</p>	
HQS-5	HQS Inspection – Biennial Inspection	Delay biennial inspections (applies to HCV and PBV)	10/31/20	N/A
HQS-6	HQS Interim Inspection	<ol style="list-style-type: none"> 1. For life-threatening deficiencies, BHA must notify the owner and owner must correct in 24 hours or provide documentation that deficiency doesn't exist; 2. For non-life-threatening deficiency, BHA must notify owner within 30 days and owner must make the repair or provide documentation that deficiency 	7/31/20 12/31/20	4/15/20

		doesn't exist within 30 days.		
HQS-7	PBV Turnover Unit Inspection	Owner's certification	7/31/20 12/31/20 (owner's certification)	4/15/20
			For any unit for which an owner's certification is accepted, BHA will conduct an HQS inspection as soon as reasonably possible but no later than 1 year from the date of the certification	
			10/31/20 (inspection of unit where owner's certification received)	
HQS-8	PBV HAP Contract – HQS Inspection	Owner's certification	7/31/20 12/31/20 (owner's certification)	4/15/20
			For any unit for which an owner's certification is accepted, BHA will conduct an HQS inspection as soon as reasonably possible but no later than 1 year	

			from the date of the certification 10/31/20 (inspection of unit where owner's certification received)	
HQS-9	HQS Quality Control Inspection	Waived	10/31/20 12/31/20	4/15/20
HQS-10	Housing Quality Standards: Space and Security	Waive requirement of 1 bedroom/2 persons – waiver doesn't apply to initial or new lease	Duration of current lease/1 year from date of notice, whichever is longer	4/15/20
HQS-11	Homeownership Option – Initial HQS Inspection	Waived	7/31/20 12/31/20	4/15/20

General

	Description	Alternative Action	Period of Availability	Adopted
HCV-1	Administrative Plan	Revision of Admin Plan without Board approval	7/31/20 9/30/20 12/31/20 (formal adoption of revisions)	4/15/20
HCV-2	Oral Briefing	Briefing via webcast, video call, or expanded information packet	7/31/20 12/31/20	4/15/20
HCV-3	Term of Voucher	Waiver of requirement that extension must be in accordance with Admin Plan in order to allow BHA to provide extensions	7/31/20 12/31/20	4/15/20

HCV-4	PHA Approval of Assisted Tenancy – HAP Contract Execution	BHA and owner must execute HAP contract no later than 120 days from the beginning of lease term	7/31/20 12/31/20	4/15/20
HCV-5	Absence from Unit	Waiver of 180-day absence regulation to allow BHA to, in its discretion, to continue and not terminate HAP due to extenuating circumstances	12/31/20 (BHA may not make payments beyond 12/31/20 and HAP contract will terminate on that date if the family is absent from the unit)	4/15/20
HCV-6	Automatic termination of HAP	Upon written notice to owner and family, BHA may extend the period of time following the last payment to the owner that triggers automatic termination of HAP	12/31/20	4/15/20
HCV-7	Increase in Payment Standard	Can apply increase in payment standard at any time after the effective date of the increase, provided the increased payment standard is used to calculate HAP no later than the effective date of the family's first regulation reexamination	12/31/20	4/15/20

		following the change		
HCV-8	Utility Allowance Schedule	Delay the review and update	12/31/20	4/15/20
HCV-9	Homeownership counseling	Waiver	7/31/20 12/31/20	4/15/20
HCV-10	FUP Youth Age Eligibility to Enter HAP	Not yet reached 26 th birthday	12/31/20	N/A
HCV-11	FUP: Length of Assistance for Youth	Suspend termination of assistance for up to 6 months	12/31/20	N/A
HCV-12	FUP: Timeframe for Referral	Alternative timeframe for referrals	12/31/20	N/A
HCV-13	Homeownership: Maximum Term of Assistance	Assistance up to 1 additional year for families in last year of term	12/31/20	
HCV-14	Mandatory Removal of Unit from PBV HAP Contract	Resumption of HAP o/b/o family residing in a unit should income change	12/31/20	

Waivers Applicable to Public Housing Program

	Description	Alternative Action	Period of Availability	Adopted
PH-1	Fiscal Closeout of Capital Grant Funds	Extension of deadline for an ADCC or AMCC that fell between 3/1/20 and 9/30/20 by 6 months		4/15/20
PH-2	Total Development Costs	Waiver of TDC and HCC limits to allow the amount of Public Housing Funds committed to development of a project to exceed the applicable	A complete Development Proposal must be submitted to HUD by no later than 12/31/21 to be eligible	

		limits by 25% without a waiver from HUD		
PH-3	Cost and other Limits; Types of Labor	Use of force account labor for modernization activities, even if activity not included in 5-year plan allowed	12/31/20	4/15/20
PH-4	ACOP; Adoption of Tenant Selection Policies	Adoption and implementation of ACOP policies without Board approval	7/31/20 9/30/20 12/31/20 (formal adoption of revisions)	4/15/20
PH-5	CSSR	Waiving requirement and suspending CSSR	3/31/21	4/15/20
PH-6	Energy Audit	Waiver	1 year beyond the date of the energy audit deadline in 2020 for the impacted project	4/15/20
PH-7	Over-Income Families	Waiver requirement and allowing families to remain in units and to continue to pay the same rental amount until the next annual income recertification	12/31/20	4/15/20
PH-8	Resident Council Elections	Waiver	7/31/20 12/31/20	
PH-9	Review and Revision of Utility Allowances	Waiver	12/31/20	
PH-10	Tenant Notification for Changes in Project Rules and Regulations	Advance notice is waived – notice must be provided within 30 days of change	7/31/20 12/31/20	

PH-11	Designated Housing Plan Renewals	Submit a renewal request at least 60 days prior to extended expiration date	12/31/20	
PH-12	Public Housing Agency Annual Self-Inspection	Waiver	12/31/20	

Waivers Applicable to PHAS, SEMAP, and Uniform Reporting Standards

Description	Alternative Action	Period of Availability	Adopted
PHAS	For PHAs that had a PHAS score pending as of the date of issuance of the notice, and for any HA with a FYE 12/31/20, HUD will not issue a new PHAS score unless the HA requests a new PHAS score	3/31/21	N/A
SEMAP	For PHAs that had a SEMAP score pending as of the date of issuance of the notice, and for any HA with a FYE 12/31/20, HUD will not issue a new SEMAP score unless the HA requests a new SEMAP score	3/31/21	N/A
Uniform Financial Reporting Standards	Waiver of requirements for submission of unaudited and audited financial statements	Submission of audited financials (FYE 12/31/19): 3/31/21 Submission of unaudited financials (FYE 12/31/19): 8/31/20	

Other Waivers and Administrative Relief

Description	Alternative Action	Period of Availability	Adopted
HUD Form 50058	Time for submission extended to within 90 days of the effective date of the action	12/31/20	
Designed Housing Plans	Waived	7/31/20	N/A
Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	Extended	HUD is extending both the obligation end date and the expenditure end date for all open Capital Funds grants by one year from the current obligation and expenditure end date; however, no programmatic expenditure end date shall be extended beyond one more prior to the closure of the relevant appropriation act, pursuant to 31 U.S.C. § 1552	