

Program Waivers -- HCV Department

Waiver Description	Waiver Expires	Documentation Required	Notes	Waiver Authority	<u>December 1, 2020 Update</u>
<p>Voucher Expiration Dates -- one or more extensions may be granted to a family despite the fact that the Administrative Plan has not been formally amended.</p>	<p align="center">30-June-2021</p>	<p>Extension documentation before and after January 1.</p>	<p>Must resume adherence to voucher extension policy in HCV admin plan starting July 1, 2021.</p>	<p>HCV-3: PIH Notice 2020-05, Issued 10 April 2020 HCV-3: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 HCV-3: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>This waiver is still in effect and will end on June 2021. Some participants will have no other option, and their voucher will expire.</p>
<p>Annual Action Plan -- submission date extended from October, 2020 to January 16, 2021.</p>	<p align="center">16-January-2021</p>	<p>Annual Action Plan submitted prior to 16 January 2021.</p>	<p>No changes are expected from the Five-Year Plan submitted in October, 2019</p>	<p>PH and HCV-1: PIH Notice 2020-05, issued 10 April 2020 PH and HCV-1: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 PH and HCV-1: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>The Annual Action Plan is in development, with a scheduled Public Hearing in November and Board vote in December.</p>
<p>Administrative Plan -- may be revised on temporary basis without Board of Commissioner's approval.</p>	<p>3/31/2021 and formally adopted by Board no later than 6/30/2021</p>	<p>Board minutes detailing adoption / approval of Admin Plan changes no later than 6/30/2021.</p>		<p>HCV-1: PIH Notice 2020-05, issued 10 April 2020 PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 PH and HCV-1: PIH Notice 2020-33 Rev 2 11-30-2020 HCV-1: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>The Admin Plan is usually updated at the end of each year, so no need to use this waiver.</p>
<p>Utility Allowance rate schedule -- annual review and update (if change of 10 percent or more) delayed until end of June 2021.</p>	<p align="center">30-June-2021</p>	<p>Updated Utility Allowance Rate Schedule no later than 6/30/2021.</p>		<p>HCV-8: PIH Notice 2020-05, issued 10 April 2020 MR-6 and HCV-8: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>The Utility Allowance rate schedule was updated and effective 2/1/2021 so no need to use this waiver.</p>
<p>EIV Monitoring -- monthly mandatory monitoring of EIV reports waived until June 30, 2021</p>	<p align="center">30-June-2021</p>	<p>Documentation of monthly monitoring resuming in August, 2020.</p>		<p>PH and HCV-5: PIH Notice 2020-05, issued 10 April 2020 PH and HCV-5: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 PH, MR-4 and HCV-1: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>Have not needed to use this waiver.</p>

Annual Re-certifications -- all 2020 certifications due dates delayed until December 31, 2020. Reexaminations due between 1/1/21 and 6/30/21 must be completed by 6/30/21.	12/31/2020-6/30/2021	All 2020 tenant annual re-certification documents complete January-June 2021 annual re-certification document complete	HCV will process annual recertifications on schedule unless unable to meet workload demands. June and July recerts will be processed using information already on file.	PH and HCV-2: PIH Notice 2020-05, issued 10 April 2020 PH, MR and HCV-1: PIH Notice 2020-33 Rev 2	Have not used this waiver since it is very difficult to catch up if we get behind, but the waiver is there as back up if needed.
Voucher Payment Standards (VPS) -- increased payment standards may be applied at any time prior to annual re-certification.	30-June-2021	Increased VPS applied on or before tenant's annual re-certification date.	HCV will increase VPS at interims if the change qualifies the family for increased subsidy.	HCV-7: PIH Notice 2020-05, issued 10 April 2020 HCV-7: PIH Notice 2020-33 Rev 2 11-30-2020	Implementing on a case by case basis..
Income Verification -- Tenant self-certification may be used to process annual and interim certifications (mandatory use of EIV as third-party verification of income is waived.)	30-June-2021	Proof of self-certification documentation, including written notes to the tenant's record by the OS during phone certification, email, fax, or mail.	HCV must address / take enforcement action re: material discrepancies between self-certification and EIV reports run after the waiver availability period expires. (6/30/2021).	PH and HCV-3 and 4: PIH Notice 2020-05, issued 10 April 2020 PH and HCV-3 and 4 PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 PH, MR-0, 3 and HCV-1: PIH Notice 2020-33 Rev 2 11-30-2020	In effect, may increase risk
HAP Contract Execution --HAP contracts must be executed no later than 120 days (originally 60 days) after execution of the lease.	30-June-2021	HAP contracts executed within 120 days during the waiver availability period / HAP payment dates		HCV-4: PIH Notice 2020-05, issued 10 April 2020 HCV-4: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 HCV-4: PIH Notice 2020-33 Rev 2 11-30-2020	Not had any go over the 60 days so far..
Absence from Unit -- A family may be absent from the unit for more than 180 consecutive days under extenuating circumstances due to COVID-19.	30-June-2021	Approval of extenuating circumstances.	Payments may not be made beyond June 30, 2021, and the HAP contract must be terminated if the family is still absent from the unit.	HCV-5: PIH Notice 2020-05, issued 10 April 2020 HCV-5: PIH Notice 2020-33 Rev 2 11-30-2020	Not had of these, but is an option if needed
Automatic HAP Contract Termination -- Contracts may be extended beyond 180 days after the last HAP payment is made	30-June-2021	HAP payment dates / contract termination dates.		HCV-6: PIH Notice 2020-05, issued 10 April 2020 HCV-6: PIH Notice 2020-33 Rev 2 11-30-2020	This is automatic for those who qualify or have zero HAP.
Mandatory removal of unit from PBV HAP contract --authorized to keep units under contract for a period of timethe exceeds 180 days	30-June-2021	HAP payment dates / contract termination dates.	exceed 180 days vacant but not beyond 6/30/2021	HCV-14: PIH Notice 2020-33 Rev 2 11-30-2020	Only used for PBV contract without floating units.

<p>FSS Contract Extension -- Circumstances surrounding COVID-19 qualify as "good cause" to extend family contracts.</p>	<p>30-June-2021</p>	<p>Documentation of COVID-19 as a good cause for contract extension.</p>		<p>PH and HCV-6: PIH Notice 2020-05, issued 10 April 2020 PH and HCV-1: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>Have not needed to do this..</p>
<p>HQS Initial Inspections -- Owner may certify that there are no life-threatening deficiencies</p>	<p>Availability to accept an owner's certification without an HQS inspection ends 6/30/2021. The PHA is required to conduct an HQS inspection on the unit as soon as reasonably possible but no later than the 1-year anniversary date of the owner's certification.</p>	<p>Owner certification forms / unit occupancy dates/ HQS inspection dates.</p>	<p>Move-in Inspections will continue for vacant units only.</p>	<p>HQS-1: PIH Notice 2020-05, issued 10 April 2020 HQS-1: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 HQS-2: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>High COVID case areas are still self-certifying (over 50 percent) Using CDC mapping tool to determine where Inspectors may go.</p>
<p>PBV Pre-HAP contract inspections: PHA acceptance of completed units</p>	<p>Availability to accept an owner's certification for pre-HAP inspection/completion of work requirements ends 6/30/2021. The PHA is required to conduct an HQS inspection on the unit as soon as reasonably possible but no later than the 1-year anniversary date of the owner's certification.</p>	<p>Owner certification forms / unit occupancy dates/ HQS inspection dates.</p>	<p>Move-in Inspections will continue for vacant units only.</p>	<p>HQS-2: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>High COVID case areas are still self-certifying (over 50 percent) Using CDC mapping tool to determine where Inspectors may go.</p>
<p>PBV Turnover Inspections -- Owner may certify that there are no life-threatening deficiencies</p>	<p>Availability to fill a PBV without an HQS inspection ends on 6/30/2021. All HQS inspections must be completed as soon as reasonably possible but no later than the 1-year anniversary date of the owner's certification.</p>	<p>Owner certification forms / PBV unit occupancy dates/ HQS inspection dates.</p>		<p>HQS-7: PIH Notice 2020-05, issued 10 April 2020 HQS-7: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 HQS-7: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>Not had to do this..</p>
<p>HQS Non-Life Threatening (30-day Fails) - Owner is allowed an extra 30 days (up to 60 days) to make NLT repairs before payments are withheld.</p>	<p>Ability to approve a 30-day extension ends on 6/30/2021</p>	<p>Initial 30-day fail dates/ HQS follow-up inspection dates</p>	<p>Note: the owner may have beyond June 30th to complete repairs, depending on when the 30-day extension was approved.</p>	<p>HQS-3: PIH Notice 2020-05, issued 10 April 2020 HQS-3: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 HQS-3: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>Have not used.</p>

<p>HQS Inspection Requirement: Biennial Inspections PHA may delay biennial inspections for both tenant based and PBV units and instead, the PHA may rely on owner's certification of no life threatening conditions</p>	<p>PHA must resume biennial inspections by June 30 2021 and must conduct all delayed biennial inspections no later than December 31, 2021</p>	<p>Owner certification forms / unit occupancy dates/ HQS inspection dates.</p>		<p>HQS-5: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>New</p>
<p>HQS Interim Inspections If the reported deficiency is life-threatening, the PHA must notify the owner of the reported life-threatening deficiency and that the owner must either correct the life-threatening deficiency within 24 hours of the PHA notification or provide documentation (e.g., text or email a photo to the PHA) that the reported deficiency does not exist. In the case of a reported non-life-threatening deficiency, the PHA must notify the owner of the reported deficiency within 30 days and the owner must either make the repair or document that the deficiency does not exist within 30 days of the PHA notification or any approved PHA extension.</p>	<p>The period of availability ends 6/3/2021. After 6/30/2021 PHA must conduct HQS inspection in accordance with the applicable time periods upon notification by family gov official</p>	<p>Documentation necessary to asses that compliance has been met within 24 hrs or 30 days whichever applies</p>		<p>HQS-6: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>New</p>
<p>HQS Quality Control Inspections -- QA inspection of a sampling of units under contract is waived.</p>	<p>30-June-2021</p>	<p>QA inspections complete prior to April 10 and after October 31.</p>		<p>HQS-3: PIH Notice 2020-05, issued 10 April 2020 HQS-9: PIH Notice 2020-13 (HA) REV-1, issued 2 July 2020 HQS-9: PIH Notice 2020-33 Rev 2 11-30-2020</p>	<p>Started in March, none in June or September, but will look at what is needed for December. limited inspections processed June-December 2020</p>

Mod Rehab Annual Inspections-- PHA may delay the annual inspection for Mod Rehab units.		Delayed inspections must be completed as soon as possible but no later than one year after the date the annual inspection would have been required absent the waiver.		MR-5: PIH Notice 2020-33 Rev 2 11-30-2020	
SEMAP-- PHA with a fiscal year ending on or before December 31, 2020 HUD will not issue new SEMAP score unless PHA requests- HUD will carry over most recent SEMAP score on record.	30-June-2021	HUD will resume issueing new scores beginning with PHA with fiscal year end dates of June 31, 2021		SEMAP: PIH Notice 2020-33 Rev 2 11-30-2020	Waiting to hear about 2019 SEMAP to determine if we want to request new review
SEMAP Certification Timing-- Waives the requirement for PHA to submit annual SEMAP certification within 60 days of FYE during time period HUD is rolling over prior year scores	30-June-2021	SEMAP will resume after FYE 12/31/2021		SEMAP Certification: PIH Notice 2020-33 Rev 2 11-30-2020	Will be due 3/31/2022
HOME TBRA: Income Documentation. Allows self-certification of employment in lieu of source documentation to determine eligibility.	31-December-2020	Self-certification documentation (must be retained in each tenant file). Income review documentation -- must be complete by 31 March 2021.	Available to individuals/families who have lost income due to COVID-19 and to those who are homeless. Self certification must include all income, excluding emergency tax relief/ stimulus payments	<i>Waivers & Suspension of HOME Program Requirements</i> , Memo from John Gibbs, HUD CPD, 10 April 2020	same as HCV
HOME TBRA: Annual Inspections. Annual inspection of units occupied by TBRA recipients is waived.	31-December-2020	Unit inspection documentation -- must be complete by 30 June 2021.		<i>Waivers & Suspension of HOME Program Requirements</i> , Memo from John Gibbs, HUD CPD, 10 April 2020	same as HCV