

EXISTING HOUSING DIVISION
Adopted COVID-19 Statutory and Regulatory Waivers, UPDATED 5/14/21

CHECKLIST

Item	Statutory and Regulatory Waiver	Summary of alternative requirements	Availability Period Ends	OHCD Adoption Date	Waiver Used Yes or No
PH and HCV-3: Annual reexam Income Verification requirements	Regulatory Authority § 5.233(a)(2) Sub-regulatory Guidance PIH Notice 2018-18	<ul style="list-style-type: none"> • 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 • PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	12/31/21	4/17/20 retro to 4/10/20	
PH and HCV-4 Interim reexaminations	Statutory Authority Section 3(a)(1) Regulatory Authority § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d) Sub-regulatory Guidance PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations • PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	12/31/21	4/17/20 retro to 4/10/20	
PH and HCV-6 FSS Contract of Participation	Regulatory Authority § 984.303(d)	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	12/31/21	4/17/20	
PH and HCV-9 Eligibility Determination: SSN and Citizenship Verification	Statutory Authority 42 USC 1436a(d)(2) Regulatory Authority §§ 5.216(b)(2), (g), (h), 5.218, 5.508(b)(2)(ii), (b)(3)(ii), (g) Sub-regulatory Guidance Notice PIH 2012-10	<ul style="list-style-type: none"> • Waives the requirements to obtain and verify social security number documentation and documentation evidencing eligible noncitizen status before admitting applicants to the HCV and Public Housing programs • For each new admission 1) under this waiver, the PHA must: review the EIV Income Report and the IVT Reports to confirm/validate family-reported income within 90 days (IMS/PIC) submission date; print and maintain copies of the EIV Income and IVT Reports in the tenant file; and resolve any income discrepancy with the family within 60 days of the EIV Income or IVT Report dates. • PHAs that conduct eligibility determinations under this waiver/alternative requirement will be responsible for addressing any material discrepancies. The adoption of this waiver does not authorize any ineligible family to receive assistance. If a PHA later determines that an ineligible family received assistance, the PHA must take steps to terminate that family from the program. 	12/31/21	5/12/21	

PH and HCV-5 EIV System Monitoring	Regulatory Authority § 5.233 Sub-regulatory Guid. PIH 2018-18	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	12/31/21	4/17/20	
HCV-2 PHA Oral Briefing	Regulatory Authority § 982.301(a)(3) § 983.252(a)	<ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing • OHCD will do an expanded briefing packet via email and mail. Oral briefing via phone or mail will be done upon request only. 	12/31/21	4/17/20 retro to 4/10/20	
HCV-3 Term of Voucher - Extensions of Term	Regulatory Authority § 982.303(b)(1)	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy • OHCD will allow an additional 30 days for a maximum of 150 days extension 	12/31/21	4/17/20 retro to 4/10/20	
HCV-5 Absence from unit	Regulatory Authority § 982.312	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/21 for units vacant more than 180 consecutive days • OHCD will allow payment beyond 180 days as a reasonable accommodation only 	12/31/21	4/17/20	
HCV-6 Automatic Termination of HAP Contract	Regulatory Authority § 982.455	<ul style="list-style-type: none"> • Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. 	12/31/21	5/12/21	
HQS-1 Initial Inspection Requirements	Statutory Authority Section 8(o)(8)(A)(i), Section 8(o)(8)(C) Regulatory Authority §§ 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> • Changes initial inspection requirements, allowing for owner certification 	12/31/21	4/17/20	
HQS-3 Initial Inspection: Non-Life- Threatening Deficiencies (NLT) Option	Statutory Authority Section 8(o)(8)(A)(ii) Sub-regulatory Guidance. HOTMA HCV FR Notice January 18, 2017	<ul style="list-style-type: none"> • Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions 	12/31/21	4/17/20	
HQS-5 HQS Inspection Requirement: Biennial Inspections	Statutory Authority Section 8(o)(D) Regulatory Authority §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> • Allows for delay in biennial inspections • All delayed biennial inspections must be completed as soon as reasonably possible but by no later than 1 year after the date on which the biennial inspection would have been required absent the waiver. 	12/31/21 6/30/22	4/17/20	
HQS-6 HQS Interim Inspections	Statutory Authority Section 8(o)(8)(F) Regulatory Authority §§ 982.405(g), 983.103(e)	<ul style="list-style-type: none"> • Waives the requirement for the PHA to conduct interim inspection and requires alternative method • Allows for repairs to be verified by alternative method 	12/31/21	4/17/20	
HQS-10 Housing Quality Standards: Space and Security	Regulatory Authority § 982.401(d)	<ul style="list-style-type: none"> • Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. 	Remains in effect one year from lease term or date of this Notice, whichever is longer	2/19/21	