

NOHA COVID Waivers

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did NOHA implement the waiver or alternative requirement?	Date adopted
PH and HCV-1 PHA 5-Year and Annual Plan Submission Dates: Significant Amendment Requirements	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)(2) <u>Regulatory Authority</u> §§ 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23	<input type="checkbox"/> Alternative dates for submission <input type="checkbox"/> Changes to significant amendment process	<input type="checkbox"/> Varies based on FYE <input type="checkbox"/> 12/31/20	Yes	10/29/2020
PH and HCV-2 Family Income and Composition: Delayed Annual Examinations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> §§ 982.516(a)(1), 960.257(a)	<input type="checkbox"/> Permits the PHA to delay the annual reexamination of income and family composition <input type="checkbox"/> HCV PHAs must implement HCV-7 for impacted families if they implement this waiver	<input type="checkbox"/> 6/30/21 All reexams due in CY20 must be completed by 12/31/20. Reexams due between 1/1/21 and 12/31/21 would need to be completed by 12/31/21.	Yes	10/29/2020
PH and HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirements	<u>Regulatory Authority</u> §§ 5.233(a)(2), 960.259(c), 982.516(a) Sub-regulatory Guidance Notice PIH 2018-18	<input type="checkbox"/> 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  <input type="checkbox"/> PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later	<input type="checkbox"/> 12/31/21	Yes	10/29/2020

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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	<input type="checkbox"/> Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233 Sub-regulatory Guidance Notice PIH 2018-18	<input type="checkbox"/> Waives the mandatory EIV monitoring requirements	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension	<u>Statutory Authority</u> Section 23(c)3 <u>Regulatory Authority</u> § 984.303(d)	<input type="checkbox"/> FSS has a provision that indicates that PHAs can extend Participation Contracts by up to two years (beyond the original five) for “good cause.” PHAs should consider pandemic- related issues as an “automatic” good cause	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	<u>Regulatory Authority</u> § 982.206(a)(2) <u>Sub-regulatory Guidance</u> Notice PIH 2012-34	<input type="checkbox"/> Waives public notice requirements for opening and closing waiting list <input type="checkbox"/> Requires alternative process	<input type="checkbox"/> 12/31/21	Yes	10/29/2020

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PH and HCV-8 Eligibility Determination: Income Verification	<u>Regulatory Authority</u> §§ 960.259(c), 982.201(e) <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<input type="checkbox"/> Waives the third-party income verification requirements for applicants, and will allow PHAs to consider self-certification as the highest form of income verification at admission <input type="checkbox"/> PHAs must review the EIV Income and IVT Reports to confirm/ validate family- reported income within 90 days	<input type="checkbox"/> 12/31/21	Yes	5/4/2021

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PH and HCV-9 Eligibility Determination: Social Security Number and Citizenship Verification	<p><u>Statutory Authority</u> 42 USC 1436a(d)(2)</p> <p><u>Regulatory Authority</u> §§ 5.216(b)(2), (g), (h), 5.218, 5.508(b)(2)(ii), (b)(3)(ii), (g)</p> <p><u>Sub-regulatory Guidance</u> Notice PIH 2012-10</p>	<p><input type="checkbox"/> 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</p> <p><input type="checkbox"/> PHAs may accept self-certification of date of birth and disability status if a higher level of verification is not immediately available.</p> <p><input type="checkbox"/> Individuals admitted under this waiver must provide the required documentation within 90 days of admission to be eligible for continued assistance</p>	<p><input type="checkbox"/> 12/31/21</p>	<p>Yes</p>	<p>5/4/2021</p>

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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	<input type="checkbox"/> Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies <input type="checkbox"/> Where self-certification was used, PHA must inspect the unit no later than 6/30/22 <input type="checkbox"/> Will include reminder that HQS waiver does not include a waiver of 24 CFR 35.1215, visual assessment for deteriorated paint	<input type="checkbox"/> 12/31/21 <input type="checkbox"/> 6/30/22	Yes	10/29/2020
HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<input type="checkbox"/> Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	<input type="checkbox"/> Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies <input type="checkbox"/> Where self-certification was used, PHA must inspect the unit no later than 6/30/22	<input type="checkbox"/> 12/31/21  <input type="checkbox"/> 6/30/22	Yes	10/29/2020

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HQS-5 HQS Inspection Requirement: Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<input type="checkbox"/> Allows for delay in biennial inspections from CY 2021 as soon as reasonably possible but no later than 12/31/22 <input type="checkbox"/> PHAs must require owner certification there are no life-threatening deficiencies <input type="checkbox"/> PHAs must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than 6/20/22, and must conduct all delayed biennial	<input type="checkbox"/> 12/31/21 <input type="checkbox"/> 6/30/22	Yes	10/29/2020
HQS-6 HQS Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F)  <u>Regulatory Authority</u> §§ 982.405(g), 983.103€	<input type="checkbox"/> Waives the requirement for the PHA to conduct interim inspection and requires alternative method <input type="checkbox"/> Allows for repairs to be verified by alternative methods	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HQS-9 HQS Quality Control Inspections	<u>Regulatory Authority</u> §§ 982.405(b), 983.103(e)(3)	<input type="checkbox"/> Provides for a suspension of the requirement for QC sampling inspections	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HQS-10 Housing Quality Standards: Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<input type="checkbox"/> 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	Yes	10/29/2020

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HQS-11 Homeownership  Option: Initial HQS Inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i),  Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<input type="checkbox"/> Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments <input type="checkbox"/> Requires family to obtain independent professional inspection	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54(a)	<input type="checkbox"/> Establishes an alternative requirement that policies may be adopted without board approval until 9/30/21 <input type="checkbox"/> Any provisions adopted informally must be adopted formally by 12/31/21	<input type="checkbox"/> 9/30/21 <input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-2 Information When Family is Selected: PHA Oral Briefing	<u>Regulatory Authority</u> §§ 982.301(a)(1), 983.252(a)	<input type="checkbox"/> Waives the requirement for an oral briefing <input type="checkbox"/> Provides for alternative methods to conduct required voucher briefing	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-3 Term of Voucher: Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<input type="checkbox"/> Allows PHAs to provide voucher extensions regardless of current PHA policy	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<u>Regulatory Authority</u> § 982.305(c)	<input type="checkbox"/> Provides for HAP payments for contracts not executed within 60 days <input type="checkbox"/> PHA must not pay HAP to owner until HAP contract is executed	<input type="checkbox"/> 12/31/21	Yes	10/29/2020

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HCV-5 Absence from Unit	<u>Regulatory Authority</u> § 982.312	<input type="checkbox"/> Allows for PHA discretion on absences from units longer than 180 days <input type="checkbox"/> PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-6 Automatic Termination of HAP Contract	<u>Regulatory Authority</u> § 982.455	<input type="checkbox"/> Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-7 Increase in Payment Standard During HAP Contract Term	<u>Regulatory Authority</u> § 982.505(c)(4)	<input type="checkbox"/> Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination.	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-8 Utility Allowance Schedule: Required Review and Revision	<u>Regulatory Authority</u> § 982.517	<input type="checkbox"/> Provides for delay in updating utility allowance schedule	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-9 Homeownership Option: Homeownership Counseling	<u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> §§ 982.630, 982.636(d)	<input type="checkbox"/> Waives the requirement for the family to obtain pre-assistance counseling	<input type="checkbox"/> 12/31/21	Yes	10/29/2020



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HCV-10 Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract	<u>Statutory Authority</u> Section 8(x)(2)	<input type="checkbox"/> Allows PHAs to increase age to 26 for foster youth initial lease up	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-11 Family Unification Program (FUP): Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	<input type="checkbox"/> Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-12 Family Unification Program (FUP): Timeframe for Referral	<u>Statutory Authority</u> Section 8(x)(2)	<input type="checkbox"/> Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
HCV-13 Homeownership: Maximum Term of Assistance	<u>Regulatory Authority</u> § 982.634(a)	<input type="checkbox"/> Allows a PHA to extend homeownership assistance for up to 1 additional year	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<input type="checkbox"/> PHA to retain prior year SEMAP score unless requests otherwise	HUD will carry forward the most recent SEMAP score on record for any PHAs with a fiscal year on or before 12/31/21	HUD	HUD

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11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<input type="checkbox"/> Allows for extensions of financial reporting deadlines	Varies by PHA FYE	Yes	10/29/2020
12a PHA Reporting Requirements on HUD Form 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance Notice</u> PIH 2011-65	<input type="checkbox"/> Waives the requirement to submit 50058 within 60 days <input type="checkbox"/> Alternative requirement to submit within 90 days of the effective date of action	<input type="checkbox"/> 12/31/20	Yes	10/29/2020
MR-1 Family Income and Composition: Delayed Annual Examination	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> 24 CFR § 882.515(a)	<input type="checkbox"/> Waives statutory and regulatory requirement to permit PHAs to delay annual reexaminations of Mod Rehab families	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
MR-0 Family Income and Composition: Annual examination; Income Verification Requirements	<u>Regulatory Authority:</u> §5.233(a)(2) <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<input type="checkbox"/> Waives the requirements to use the income hierarchy described by Notice PIH 2018-18 and will allow PHAs to forgo third-party income verification requirements for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual reexam rather than delaying the family's annual reexam as permitted under MR-1	<input type="checkbox"/> 12/31/21	Yes	10/29/2020

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MR-3 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> 24 CFR §§ 5.233(a)(2), 882.515(b) <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<input type="checkbox"/> Waives requirements to use the income verification hierarchy as described by Notice PIH 2018-18. Allows PHAs to forgo third-party income verification requirements for interim reexams, including the required use of EIV <input type="checkbox"/> During the allowable period of eligibility, PHAs may consider self-certification as the highest form of income verification to process interim reexams	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
MR-4 Enterprise Income Verification (EIV) Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	<input type="checkbox"/> Waiving the mandatory EIV monitoring requirements.	<input type="checkbox"/> 12/31/21	Yes	10/29/2020
MR-5 PHA Inspection Requirement: Annual Inspections	<u>Regulatory Authority</u> § 882.516(b)	<input type="checkbox"/> Waives the annual inspection requirement and allows PHAs to delay annual inspections for Mod Rehab units <input type="checkbox"/> All delayed annual inspections must be completed as soon as reasonably possible but no later than one year after the date the annual inspection would have been required absent the waiver	<input type="checkbox"/> 12/31/21	Yes	10/29/2020

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MR-6 Adjustment of Utility Allowance	<u>Regulatory Authority</u> § 882.510	<input type="checkbox"/> Waives the requirement to allow PHAs to delay the review and update of utility allowances	<input type="checkbox"/> 12/31/21	Yes	10/29/2020