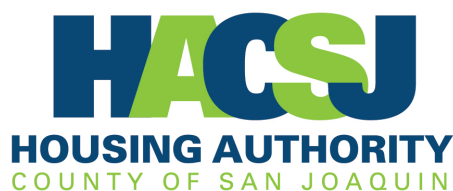


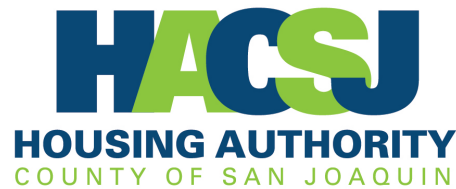
CARES ACT COVID-19 STATUTORY AND REGULATORY WAIVERS

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
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	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<ul style="list-style-type: none"> Varies based on FYE 12/31/2020 No change 	Yes	4/10/2020
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)	<ul style="list-style-type: none"> Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV-7 for impacted families if they implement this waiver 	<ul style="list-style-type: none"> 6/30/2021 All reexams during CY20 must be completed by 12/31/2020. All annual reexams due in CY 2021 must be 	Yes	4/10/2020



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			completed by 12/31/21.		
PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements	<p><u>Regulatory Authority:</u> 24 CFR § 5.233(a)(2) – HCV and Public Housing</p> <p><u>Regulatory Authority:</u> 24 CFR § 960.259(c) – Public Housing</p> <p><u>Regulatory Authority:</u> 24 CFR § 982.516(a) - HCV</p> <p><u>Sub-regulatory Guidance:</u> Notice PIH 2018-18</p>	<ul style="list-style-type: none"> • 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. • PHAs may consider self-certification as the highest form of income verification to process annual reexaminations 	<ul style="list-style-type: none"> • 12/31/21 	Yes	5/4/2021
PH and HCV-4 Family Income and Composition: Interim Examinations	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> §§ 5.233(a)(2), 982.516(c)(2), 960.257(a), (b) and (d), 960.259(c)</p>	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020



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	<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"> • Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> • Provides for extensions to FSS contract of participation 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	<u>Regulatory Authority</u> § 982.206(a)(2) <u>Sub-regulatory Guidance</u> PIH Notice 2012-34	<ul style="list-style-type: none"> • Waives public notice requirements for opening and closing waiting list • Requires alternative process 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
PH and HCV-8: Eligibility	<u>Regulatory Authority:</u>	<ul style="list-style-type: none"> • Waives the third-party income verification 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	5/4/2021



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<p>Determination: Income Verification</p>	<p>24 CFR § 960.259(c) – Public Housing <u>Regulatory Authority:</u> 24 CFR § 982.201(e) – HCV <u>Sub-regulatory Guidance:</u> Notice PIH 2018-18</p>	<p>requirements for applicants and, alternatively, will allow PHAs to consider self-certification as the highest form of income verification at admission.</p> <ul style="list-style-type: none"> • Applicants must submit an affidavit attesting to reported income, assets, expenses and other factors which would affect an income eligibility determination. 			
<p>PH and HCV-9: Eligibility Determination: Social Security Number and Citizenship Verification</p>	<p><u>Statutory Authority:</u> 42 USC 1436a(d)(2) – HCV and Public Housing <u>Regulatory Authority:</u> 24 CFR §§ 5.216(b)(2), (g), (h), 5.218, 5.508(b)(2)(ii), (b)(3)(ii), (g) – HCV and Public Housing <u>Sub-regulatory</u></p>	<ul style="list-style-type: none"> • Waives the requirement to obtain and verify SSN documentation and documentation evidencing eligible noncitizen status before admitting applicants to the HCV and Public Housing programs. • PHAs may adopt policies to admit applicants who 	<ul style="list-style-type: none"> • 12/31/2021 	<p>Yes</p>	<p>5/4/2021</p>



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	<u>Guidance: Notice PIH 2012-10</u>	<p>are unable to provide the required SSN or citizenship documentation during the initial eligibility determination.</p> <ul style="list-style-type: none"> As an alternative requirement, such individuals must provide the required documentation within 90 days of admission to be eligible for continued assistance, pending verification. 			
HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units	<p><u>Statutory Authority:</u> Section 8(o)(8)(A)</p> <p><u>Regulatory Authority:</u> §§ 983.103(b), 983.156(a)(1)</p>	<ul style="list-style-type: none"> Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than 	<ul style="list-style-type: none"> 12/31/21 6/30/22 	Yes	4/10/2020



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		1-year anniversary of date of owner's certification.			
HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Sub-regulatory</u> Guidance HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> Allows for extension of up to 30 days for owner repairs of non-lifethreatening conditions 	<ul style="list-style-type: none"> 12/31/21 	5/4/2021	
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)	<ul style="list-style-type: none"> Allows for delay in biennial inspections PHA must require owner certification there are no life-threatening deficiencies All delayed biennial inspections must resume by 6/30/2021 and be completed by 12/31/2021 	<ul style="list-style-type: none"> The PHA must resume biennial inspections by December 31, 2021. The PHA must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than June 	Yes	4/10/2020



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			30, 2022 and must conduct all delayed biennial inspections from CY 2021 as soon as reasonably possible but no later than December 31, 2022.		
HQS-9 HQS Quality Control Inspections	<u>Regulatory Authority</u> §§ 982.405(b), 983.103(e)(3)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	<ul style="list-style-type: none"> 12/31/2021 	Yes	4/10/2020
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54(a)	<ul style="list-style-type: none"> Establishes an alternative requirement that policies may be adopted without board approval until 9/30/2021 Any provisions adopted informally must be adopted formally by 12/31/2021 	<ul style="list-style-type: none"> 9/30/2021 12/31/2021 	Yes	4/10/2020



CARES ACT COVID-19 STATUTORY AND REGULATORY WAIVERS

HCV-2 Information When Family is Selected: PHA Oral Briefing	<u>Regulatory Authority</u> §§ 982.301(a)(1), 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 	• 12/31/2021	Yes	4/10/2020
HCV-3 Term of Voucher: Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	• Allows PHAs to provide voucher extensions regardless of current PHA policy	• 12/31/2021	Yes	4/10/2020
HCV-5 Absence from Unit	<u>Regulatory Authority</u> § 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 12/31/20 for units vacant more than 180 consecutive days 	• 12/31/2021	Yes	4/10/2020



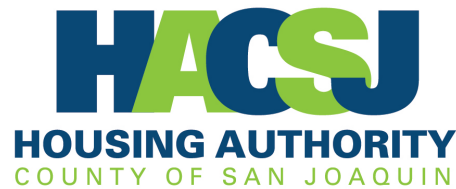
CARES ACT COVID-19 STATUTORY AND REGULATORY WAIVERS

HCV-8 Utility Allowance Schedule: Required Review and Revision	<u>Regulatory Authority</u> § 982.517	<ul style="list-style-type: none"> • Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
HCV-13 Homeownership: Maximum Term of Assistance	<u>Regulatory Authority</u> § 982.634(a)	<ul style="list-style-type: none"> • Allows a PHA to extend homeownership assistance for up to 1 additional year 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	5/4/2021
PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c) - (d)	<ul style="list-style-type: none"> • Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	<ul style="list-style-type: none"> • Applies to development proposals submitted to HUD no later than December 31, 2021 	Yes	4/10/2020
PH-3 Cost and Other Limitations: Types of Labor	<u>Regulatory Authority</u> § 905.314(j)	<ul style="list-style-type: none"> • Allows for the use of force account labor for modernization activities in certain circumstances 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
PH-4 ACOP: Adoption of	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> • Establishes an alternative requirement that policies may be 	<ul style="list-style-type: none"> • 9/30/2021 • 12/31/2021 	Yes	4/10/2020



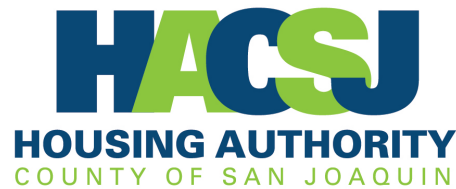
CARES ACT COVID-19 STATUTORY AND REGULATORY WAIVERS

Tenant Selection Policies		<p>adopted without board approval until 9/30/2021</p> <ul style="list-style-type: none"> • Any provisions adopted informally must be adopted formally by 12/31/2021 			
PH-5 Community Service and Self-Sufficiency Requirement (CSSR)	<p><u>Statutory Authority</u> Section 12(c)</p> <p><u>Regulatory Authority</u> §§ 960.603(a) and 960.603(b)</p>	<ul style="list-style-type: none"> • Temporarily suspends CSSR 	<ul style="list-style-type: none"> • Waiver no longer applicable. Superseded by 12.e. 	Yes	4/10/2020
PH-6 Energy Audits	<p><u>Regulatory Authority</u> § 965.302</p>	<ul style="list-style-type: none"> • Allows for delay in due dates of energy audits 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
PH-7 Over-Income Families	<p><u>Statutory Authority</u> Section 16(a)(5)</p> <p><u>Sub-regulatory Guidance</u> Housing Opportunity Through Modernization Act of 2016: Final Implementation of the</p>	<ul style="list-style-type: none"> • Changes to timeframes for determination of over-income when a delay in the annual reexamination occurs as a result of adoption of waivers PH and HCV-2 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020



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	Public Housing Income Limit 83 FR 35490, Notice PIH 2019-11				
PH-9 Review and Revision of Utility Allowance	<u>Regulatory Authority</u> § 965.507	<ul style="list-style-type: none"> • Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	<u>Regulatory Authority</u> § 966.5	<ul style="list-style-type: none"> • Advance notice not required except for policies related to tenant charges 	<ul style="list-style-type: none"> • 12/31/2021 	Yes	4/10/2020
11a PHAS	<u>Regulatory Authority</u> 24 CFR Part 902	<ul style="list-style-type: none"> • Allows for alternatives related to inspections • PHA to retain prior year PHAS score unless requests otherwise 	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 12/31/2021	N/A	N/A
11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	<ul style="list-style-type: none"> • PHA to retain prior year SEMAP score unless requests otherwise 	HUD will resume issuing new SEMAP scores starting with	N/A	N/A



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			PHAs with FYE dates of 12/31/2021		
11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	• Allows for extensions of financial reporting deadlines	Varies by PHA FYE	Yes	4/10/2020
12b Designated Housing Plans: HUD 60-Day Notification	<u>Statutory Authority</u> Section 7(e)(1)	• Allows for HUD to delay notification about designated housing plan	• 7/31/2020	N/A	N/A
12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	• Provides an 18-month extension	For all open Capital Fund grants, an 18-month extension from the obligation and expenditure end dates in	Yes	4/10/2020



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			LOCCS as of April 10, 2020		
12 e. Community Service and Self-Sufficiency Requirement (CSSR) Suspension	<u>Statutory Authority: Section 12(c) of the USHA of 1937</u> <u>Regulatory Authority: 24 CFR §§ 960.603(a), 960.603(b), 960.605(b)(3), 960.607, and 966.4(l)(2)(iii)(D)</u>	<ul style="list-style-type: none"> • Waives the requirement and suspending enforcement of CSSR in an effort to help prevent further spread of COVID-19 • This suspension is effective for all adult residents of public housing and is not discretionary for PHAs. 	<ul style="list-style-type: none"> • This waiver is effective for all annual reexaminations completed between the publication date of this notice through April 30, 2022 	Yes	5/4/2021