

## Summary of Public Housing and HCV Waiver and Alternative Requirements

This chart summarizes the waivers authorized under PIH Notice 2020-05 and the availability period for each waiver. Per PIH Notice 2020-05, all PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates.

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	<p><u>Statutory Authority</u> Section A(a)(1), Section A(b)(1), Section 5A(g), Section 5A(h)</p> <p><u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21</p>	<ul style="list-style-type: none"> <li>Alternative dates for submission</li> <li>Changes to significant amendment process</li> </ul>	<ul style="list-style-type: none"> <li>Varies based on FYE</li> <li>12/31/2020</li> </ul>	No – SEMMCHRA intends to continue its usual practices	
PH and HCV-2 Family income and composition – delayed annual reexaminations	<p><u>Statutory Authority</u> Section 3(a)(1)</p> <p><u>Regulatory Authority</u> § 982.516(a)(1), § 960.257(a)</p>	<ul style="list-style-type: none"> <li>Permits the PHA to delay the annual reexamination of income and family composition</li> <li>HCV PHAs must implement HCV-7 for impacted families if they implement this waiver</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Public Housing and Section 8: No - SEMMCHRA intends to continue usual practices and not implement any delays in re-examinations.	
PH and HCV-3 Annual Reexamination Income Verification	<p><u>Regulatory Authority</u> § 5.233(a)(2)</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<ul style="list-style-type: none"> <li>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</li> <li>PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Public Housing and Section 8: Yes – SEMMCHRA will implement this waiver.	7/22/2020

PH and HCV-4 Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d)  <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> <li>• Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> </ul>	Public Housing and Section 8: Yes -SEMMCHRA will implement this waiver	7/22/2020
PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> § 5.233  <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> </ul>	Public Housing and Section 8: No - SEMMCHRA intends to continue monitoring EIV	
PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> <li>• Provides for extensions to FSS contact of participation</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> </ul>	CD: Yes – SEMMCHRA will implement this waiver	4/10/2020
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> <li>• Waives public notice requirements for opening and closing waiting list</li> <li>• Requires alternative process</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver	7/22/2020
HQS-1: Initial inspection	<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	<ul style="list-style-type: none"> <li>• Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>• Where self-certification was used, PHA must inspect the unit no later than October 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> <li>• 1-year anniversary of date of owner’s certifications</li> </ul>	Section 8: No- SEMMCHRA intends to continue to do initial inspections. See virtual inspections later in this document.	7/22/2020

HQS-2: PBV Pre-HAP Contract Inspections, PHA acceptance of completed units	<u>Statutory Authority</u> Section 8(o)(8)(A)  <u>Regulatory Authority</u> §§ 983.301(b), 983.156(a)(1)	<ul style="list-style-type: none"> <li>Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than October 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> <li>1-year anniversary of date of owner's certification</li> </ul>	Section 8 – N/A	
HQS-3 Non-Life Threatening HQS – Initial Unit Approval	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii)  <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: No – SEMMCHRA will continue its current practices	
HQS-4 Initial HQS – Alternative Inspections	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii)  <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>Under Initial HQS Alternative Inspection Option – allows for commencement of assistance payments based on owner certification there are no life- threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than October 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> <li>1-year anniversary of date of owner's certification</li> </ul>	Section 8: Yes – SEMMCHRA intends to adopt the option of virtual inspections	7/22/2020

HQS-5 Biennial Inspection	<u>Statutory Authority</u> Section 8(o)(D)  <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> <li>Allows for delay in biennial inspections.</li> <li>All delayed biennial inspections must be completed as soon as reasonably possible but no later than October 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>10/31/2020</li> <li>1-year after the date of which the biennial inspection would have been required absent the waiver</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver	7/22/2020
HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F)  <u>Regulatory Authority</u> §§ 982.405(g), §983.103€	<ul style="list-style-type: none"> <li>Waives the requirement for the PHA to conduct interim inspection and require alternative method</li> <li>Allows for repairs to be verified by alternative methods</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: Yes – SEMMCHRA intends to waive the requirements of an on-site inspection but will complete a virtual inspection and/or have the owner self-certify that repairs were completed in 24-hours	7/22/2020
HQS-7 PBV Turnover Inspections	<u>Regulatory Authority</u> § 983.103(c)	<ul style="list-style-type: none"> <li>Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies</li> <li>Allows for delayed full HQS inspection</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> <li>1-year anniversary of date of owner's certification</li> </ul>	Section 8- N/A	
HQS-8 PBV HAP Contract – HQS Inspection to Add or Substitute Units	<u>Statutory Authority</u> Section 8(o)(8)(A)  <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b)	<ul style="list-style-type: none"> <li>Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Yes – SEMMCHRA will implement this waiver	4/10/2020

HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> <li>Provides for a suspension of the requirement for QC sampling inspections</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver	7/22/2020
HQS-10 HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> <li>Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons</li> </ul>	<ul style="list-style-type: none"> <li>Remain in effect 1-year from lease term or date of notice, whichever is longer</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver	4/10/2020
HQS-11 Homeownership HQS	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B)  <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> <li>Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments</li> <li>Requires family to obtain independent professional inspection</li> </ul>	<ul style="list-style-type: none"> <li>7/31/2020</li> </ul>	CD: No – SEMMCHRA will continue its usual practice; however, the HQS inspection will be done virtually, if possible.	
HCV-1 Administrative Plan	Regulatory Authority § 982.54 (a)	<ul style="list-style-type: none"> <li>Waives the requirements to adopt revisions to the admin plan</li> <li>Any provisions adopted informally NLT December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>9/30/2020</li> <li>12/31/2020</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver	7/22/2020
HCV-2 PHA Oral Briefing	Regulatory Authority § 982.301(a)(3) § 983.252(a)	<ul style="list-style-type: none"> <li>Waives the requirement for an oral briefing</li> <li>Provides for alternative methods to conduct required voucher briefing</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver.	7/22/2020
HCV-3 Term of Voucher – Extension of Term	Regulatory Authority § 982.303(b)(1)	<ul style="list-style-type: none"> <li>Allows PHA to provide voucher extension regardless of current PHA policy</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver.	7/22/2020

HCV- 4 PHA Approval of Assisted Tenancy	Regulatory Authority § 982.305(c)	<ul style="list-style-type: none"> <li>Provides for HAP payments for contract not executed within 60 days</li> <li>PHA must not pay HAP to owner until HAP contract is executed</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: Yes – SEMMCHRA will implement this waiver.	7/22/2020
HCV-5 Absence from unit	Regulatory Authority § 982.312	<ul style="list-style-type: none"> <li>Allows for PHA discretion on absences from units longer than 180 days</li> <li>PHAs must not make HAP payments beyond 12/31/2020 for units vacant more than 180 consecutive days</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: Yes - SEMMCHRA will implement this waiver.	4/10/2020
HCV-6 Automatic Termination of the HAP Contract	Regulatory Authority § 982.455	<ul style="list-style-type: none"> <li>Allows PHA to extend the period of time after the last HAP payment is made before the HAP contracts terminates automatically</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: Yes - SEMMCHRA will implement this waiver.	4/10/2020
HCV-7 Increase in Payment Standard	Regulatory Authority § 982.505(c)(4)	<ul style="list-style-type: none"> <li>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 to do so</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: No - SEMMCHRA will continue its current practices.	
HCV-8 Utility Allowance Schedule	Regulatory Authority § 982.517	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Section 8: No - SEMMCHRA will continue its current practices.	

HCV-9 Homeownership Counseling	Statutory Authority Section 8(y)(1)(D)  Regulatory Authority § 982.630, 982.636(d)	<ul style="list-style-type: none"> <li>• Waives the requirements for the family to obtain pre-assistance counseling</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> </ul>	CD: No – SEMMCHRA will continue our current practices.	
HCV-10 FUP	Statutory Authority Section 8(x)(2)	<ul style="list-style-type: none"> <li>• Allows PHAs to increase age to 26 for foster youth initial lease up</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20220</li> </ul>	N/A	N/A
PH-1 Fiscal closeout of Capital Grant Funds	Regulatory Authority § 905.322(b)	<ul style="list-style-type: none"> <li>• Extension of deadlines for ADCC and AMCC</li> </ul>	<ul style="list-style-type: none"> <li>• Varies by PHA</li> </ul>	CD: No – SEMMCHRA will continue our current practices	
PH-2 Total Development Costs	Regulatory Authority § 905.314(c)	<ul style="list-style-type: none"> <li>• Waives the TDC and HCC limits permitting</li> </ul>	<ul style="list-style-type: none"> <li>• Applies to development</li> </ul>	N/A	N/A
PH-3 Cost limitations	Regulatory Authority § 905.314(j)	<ul style="list-style-type: none"> <li>• Allows for the use of forces account labor for modernization activities in certain circumstances</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> </ul>	N/A	N/A
PH-4 ACOP	Regulatory Authority § 960.202(c)(1)	<ul style="list-style-type: none"> <li>• Changes to approval process for ACOP</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/2020</li> </ul>	Public Housing: Yes – SEMMCHRA will implement this waiver	4/10/2020
PH-5 CSSR	Statutory Authority Section 12(c)  Regulatory Authority § 960.603(a) and 960.603(b)	<ul style="list-style-type: none"> <li>• Temporarily suspends CSSR</li> </ul>	<ul style="list-style-type: none"> <li>• 3/31/2021</li> </ul>	Public Housing: Yes – SEMMCHRA will implement this waiver	4/10/2020
PH-6 Energy Audits	Regulatory Authority § 965.302	<ul style="list-style-type: none"> <li>• Allows for delay in due dates of energy audits</li> </ul>	<ul style="list-style-type: none"> <li>• One year beyond 2020 audit deadline</li> </ul>	Regulatory Authority § 965.302	4/10/2020

PH-7 Over-income families	Housing Opportunity through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490	<ul style="list-style-type: none"> <li>Changes to timeframes for determination of over-income</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Public Housing: No – SEMMCHRA will continue its current practices	
PH-8 Resident Council Elections	Regulatory Authority § 964.130(a)(1)	<ul style="list-style-type: none"> <li>Provides for delay in resident council elections</li> </ul>	<ul style="list-style-type: none"> <li>7/31/2020</li> </ul>	Public Housing – N/A	
PH-9 Utility Allowance	Regulatory Authority § 965.507	<ul style="list-style-type: none"> <li>Provides for delay in updating utility allowance schedule</li> </ul>	<ul style="list-style-type: none"> <li>12/31/2020</li> </ul>	Public Housing: No – SEMMCHRA will continue its current practices	
PH-10 Tenant notifications	Regulatory Authority § 966.5	<ul style="list-style-type: none"> <li>Advance notice not required except for policies related to tenant charges</li> </ul>	<ul style="list-style-type: none"> <li>7/31/2020</li> </ul>	Public Housing: No – SEMMCHRA will continue its current practices	
11a PHAS	Regulatory Authority 24 CFR Part 902	<ul style="list-style-type: none"> <li>Allows for alternatives related to inspections</li> <li>PHA to retain prior year PHAs score unless requested otherwise</li> </ul>	<ul style="list-style-type: none"> <li>HUD will resume issuing new PHAs scores starting the PHAs with FYE dates of 3/31/2021</li> </ul>	N/A	N/A
11b SEMAP	Regulatory Authority 24 CFR 985	<ul style="list-style-type: none"> <li>PHA to retain prior year SEMAP score unless requests otherwise</li> </ul>	<ul style="list-style-type: none"> <li>HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/2021</li> </ul>	N/A	N/A
11c Financial Reporting	Regulatory Authority §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> <li>Allows for extension of financial report deadlines</li> </ul>	<ul style="list-style-type: none"> <li>Varies by PHA FYE</li> </ul>		



12a Form HUD 50058	Regulatory Authority 24 CFR Part 908, § 982.158  Sub-regulatory Guidance PIH Notices 2011-65	<ul style="list-style-type: none"> <li>• Waives the requirements to submit 50058 within 60 days</li> <li>• Alternative requirement to submit within 90 days of the effective date of action</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/2020</li> </ul>	Public Housing and Section 8: No - SEMMCHRA will continue its current practices.	
12b Designated housing plan	Statutory Authority Section 7(e)(1)	<ul style="list-style-type: none"> <li>• Allows for HUD to delay notification about designated housing plan</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/2020</li> </ul>		
12c Deadline for reporting Operating and Capital Fund expenditures	Statutory Authority Section 9(j)  Regulatory Authority § 905.306(d)(5)	<ul style="list-style-type: none"> <li>• Provides a one-year extension</li> </ul>	<ul style="list-style-type: none"> <li>• One-year extension, however no programmatic expenditure end date shall be extended beyond one month prior to closure of relevant appropriations acc</li> </ul>		