

**CA025 & CA086 Summary of Public Housing and HCV Waivers and Alternative Requirements  
(Refer back to the HUD Notice using the item code for a full description and more detailed information.)**

This chart summarizes the waivers authorized under this Notice and the availability period for each.

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	Statutory Authority Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)(2)  Regulatory Authority §§ 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23	Alternative dates for submission  Changes to significant amendment process	Varies based on FYE  12/31/20	No	N/A
PH and HCV-2 Family Income and Composition: Delayed Annual Examinations	Statutory Authority Section 3(a)(1)  Regulatory Authority §§ 982.516(a)(1), 960.257(a)	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	12/31/20	No	N/A

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PH and HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirement	Regulatory Authority §§ 5.233(a)(2), 960.259(c), 982.516(a) Sub-regulatory Guidance PIH Notice 2018-18	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	12/31/20	CA086 Yes	4/10/2020
PH and HCV-4 Family Income and Composition: Interim Examinations	Statutory Authority Section 3(a)(1) Regulatory Authority §§ 5.233(a)(2), 982.516(c)(2), 960.257(a), (b) and (d), 960.259(c) Sub-regulatory Guidance PIH Notice 2018-18	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	12/31/20	CA086 Yes	4/10/2020

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PH and HCV-5 Enterprise Income Verification (EIV) Monitoring	Regulatory Authority § 5.233  Sub-regulatory Guidance PIH Notice 2018-18	Waives the mandatory EIV monitoring requirements.	12/31/20	CA086, CA025 Yes	4/10/2020
PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension	Regulatory Authority § 984.303(d)	Provides for extensions to FSS contract of participation	12/31/20	N/A – no FSS	N/A
PH and HCV-7 Waiting List: Opening and Closing; Public Notice	Regulatory Authority § 982.206(a)(2)  Sub-regulatory Guidance PIH Notice 2012-34	Waives public notice requirements for opening and closing waiting list Requires alternative process	12/31/20	CA086, CA025 Yes; PHA will post on agency website and office a 2-week notice if waitlist is going to be closed	4/10/2020

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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	Changes initial 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 1-year anniversary of date of owner's certification.	12/31/20  1-year anniversary of date of owner's certification	CA086 Yes; If landlord is willing to rent unit but will not do in-person inspection, will use owner certification with follow-up inspection per HUD timing requirements.	4/10/2020
HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units	Statutory Authority: Section 8(o)(8)(A)  Regulatory Authority: §§ 983.103(b), 983.156(a)(1)	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 1-year anniversary of date of owner's certification.	12/31/20  1-year anniversary of date of owner's certification		

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HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	Statutory Authority Section 8(o)(8)(A)(ii)  Sub-regulatory Guidance HOTMA HCV Federal Register Notice January 18, 2017	Allows for extension of up to 30 days for owner repairs of non-life threatening conditions	12/31/20	CA086 Yes; extension available from 30 to 60 days for owner to repair non-life threatening conditions at initial unit lease-up	4/10/2020
HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option	Statutory Authority Section 8(o)(8)(A)(iii)  Sub-regulatory Guidance HOTMA HCV Federal Register Notice January 18, 2017	Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification.	12/31/20  1-year anniversary of date of owner's certification	CA086 Yes; If landlord is willing to rent unit but will not do in-person inspection, will use owner certification, with follow-up inspection no later than per HUD's requirements	4/10/2020

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HQS-5 HQS Inspection Requirement: Biennial Inspections	Statutory Authority Section 8(o)(D)  Regulatory Authority §§ 982.405(a), 983.103(d)	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.	10/31/20  1 year after the date on which the biennial inspection would have been required absent the waiver	CA086 Yes; required biennial inspections may be delayed but will be completed no later than per HUD's requirements	4/10/2020
HQS-6 HQS Interim Inspections	Statutory Authority Section 8(o)(8)(F)  Regulatory Authority §§ 982.405(g), 983.103(e)	Waives the requirement for the PHA to conduct interim inspection and requires alternative method  Allows for repairs to be verified by alternative methods	12/31/20	CA086 Yes; Interim inspections may be performed and/or verified by alternate means such as video conference, photo/text, and/or landlord and HOH certification of completion.	4/10/2020

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HQS-7 PBV Turnover Unit Inspections	Regulatory Authority § 983.103(c)	Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies  Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification.	12/31/20  1-year anniversary of date of owner's certification		
HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units	Statutory Authority Section 8(o)(8)(A)  Regulatory Authority §§ 983.207(a), 983.207(b)  Sub-regulatory Guidance HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> <li>• Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies</li> <li>• Allows for delayed full HQS inspection NLT 1-year anniversary of date of owner's certification</li> </ul>	12/31/2020  1-year anniversary of date of owner's certification		

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HQS-9 HQS Quality Control Inspections	Regulatory Authority §§ 982.405(b), 983.103(e)(3)	<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>12/31/20</li> </ul>	CA086 Yes; waiver implemented	4/10/2020
HQS-10 Housing Quality Standards: Space and Security	Regulatory Authority § 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>	Remains in effect one year from lease term or date of this Notice, whichever is longer	CA086 Yes; waiver implemented (for current participants only; new admissions must meet voucher size requirements at initial lease-up)	4/10/2020
HQS-11 Homeownership Option: Initial HWA Inspection	Statutory Authority Section 8(o)(8)(A)(i), Section 8(y)(3)(B)  Regulatory Authority § 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>12/31/20</li> </ul>	N/A	N/A



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HCV-1 Administrative Plan	Regulatory Authority § 982.54(a)	Establishes an alternative requirement that policies may be adopted without board approval  Any provisions adopted informally must be adopted formally NLT December 31, 2020	9/30/20 12/31/20	CA086 Yes; any changes to Admin plan will be formally adopted through normal process no later than by HUD's required deadlines	4/10/2020
HCV-2 Information When Family is Selected: PHA Oral Briefing	Regulatory Authority §§ 982.301(a)(1), 983.252(a)	Waives the requirement for an oral briefing Provides for alternative methods to conduct required voucher briefing	12/31/20	CA086 Yes; briefing may be done via Zoom, extended information packets, or other method that PHA sees fit.	4/10/2020
HCV-3 Term of Voucher: Extensions of Term	Regulatory Authority § 982.303(b)(1)	Allows PHAs to provide voucher extensions regardless of current PHA policy	12/31/20	CA086 Yes; voucher extensions will be provided, subject to ED approval	4/10/2020

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HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	Regulatory Authority § 982.305(c)	Provides for HAP payments for contracts not executed within 60 days PHA must not pay HAP to owner until HAP contract is executed	12/31/20	CA086 Yes; HAP to owner may be paid back to beginning of lease term upon execution of HAP contract (subject to HQS completion date)	4/10/2020
HCV-5 Absence from Unit	Regulatory Authority § 982.312	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	12/31/20	CA086 Yes; absence will be approved longer than 180 days but not beyond 12/31/ 2020 if client submits request by written communication, email, or phone call.	4/10/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-6 Automatic Termination of HAP Contract	Regulatory Authority § 982.455	Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.	12/31/20	CA086 Yes; zero HAP contract may be extended to 12/31/ 2020	4/10/2020
HCV-7 Increase in Payment Standard During HAP Contract Term	Regulatory Authority § 982.505(c)(4)	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.	12/31/20	CA086 Yes	4/10/2020
HCV-8 Utility Allowance Schedule: Required Review and Revision	Regulatory Authority § 982.517	Provides for delay in updating utility allowance schedule	12/31/20		

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HCV-9 Homeownership Option: Homeownership Counseling	Statutory Authority Section 8(y)(1)(D) Regulatory Authority §§ 982.630, 982.636(d)	Waives the requirement for the family to obtain pre-assistance counseling	12/31/20	N/A	N/A
HCV-10 Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract	Statutory Authority Section 8(x)(2)	Allows PHAs to increase age to 26 for foster youth initial lease up	12/31/20	N/A (no current FUP program)	N/A
HCV-11 Family Unification Program (FUP): Length of Assistance for Youth	Statutory Authority Section 8(x)(2)	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	12/31/20	N/A	N/A

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-12 Family Unification Program (FUP): Timeframe for Referral	Statutory Authority Section 8(x)(2)	Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days	12/31/20	N/A	N/A
HCV-13 Homeownership: Maximum Term of Assistance	Regulatory Authority § 982.634(a)	Allows a PHA to extend homeownership assistance for up to 1 additional year	12/31/20	N/A	N/A
HCV-14 Mandatory Removal of Unit from PBV HAP Contract	Regulatory Authority §§ 983.211(a); 983.258	<ul style="list-style-type: none"> <li>Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>		
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>	Varies by PHA		

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PH-2 Total Development Costs	Regulatory Authority § 905.314(c) - (d)	<ul style="list-style-type: none"> <li>• 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</li> </ul>	Applies to development proposals submitted to HUD no later than December 31, 2021	CA025 Yes	4/10/2020
PH-3 Cost and Other Limitations: Types of Labor	Regulatory Authority § 905.314(j)	<ul style="list-style-type: none"> <li>• Allows for the use of force account labor for modernization activities in certain circumstances.</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	Yes	4/10/2020
PH-4 ACOP: Adoption of Tenant Selection Policies	Regulatory Authority § 960.202(c)(1)	<ul style="list-style-type: none"> <li>• Establishes an alternative requirement that policies may be adopted without board approval</li> <li>• Any provisions adopted informally must be adopted formally NLT December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>• 9/30/20</li> <li>• 12/31/20</li> </ul>	CA025 Yes	4/10/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-5 Community Service and Self-Sufficiency Requirement (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>3/31/21</li> </ul>	CA025 Yes	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>	One year beyond 2020 audit deadline		
PH-7 Over-Income Families	Statutory Authority Section 16(a)(5)  Sub-regulatory Guidance Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing	<ul style="list-style-type: none"> <li>Changes to timeframes for determination of over-income</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>	CA025 Yes	4/10/2020

	Income Limit 83 FR 35490, Notice PIH 2019-11				
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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-8 Resident Council Elections	Regulatory Authority § 964.130(a)(1)	Provides for delay in resident council elections	12/31/20		
PH-9 Review and Revision of Utility Allowance	Regulatory Authority § 965.507	Provides for delay in updating utility allowance schedule	12/31/20		
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	Regulatory Authority § 966.5	Advance notice not required except for policies related to tenant charges	12/31/20	CA025 Yes	4/10/2020
PH-11: Designated Housing Plan Renewals	Statutory Authority: Section 7(f)	<ul style="list-style-type: none"> <li>Extends the Plan's effective period through December 31, 2020, for Plans due to expire between the date of</li> </ul>	<ul style="list-style-type: none"> <li>12/31/20</li> </ul>		

		this Notice and December 31, 2020.			
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Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH-12: Public Housing Agency Annual Self-Inspections	Statutory Authority: Section 6(f)(3) Regulatory Authority: § 902.20(d)	<ul style="list-style-type: none"> <li>• Waives the requirement that the PHA must inspect each project</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	CA025 Yes	7/1/2020
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 requests otherwise</li> </ul>	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/21	CA025 Yes	4/10/2020
11b SEMAP	Regulatory Authority 24 CFR Part 985	<ul style="list-style-type: none"> <li>• PHA to retain prior year SEMAP score unless requests otherwise</li> </ul>	HUD will resume issuing new SEMAP scores starting with PHAs with FYE dates of 3/31/21	CA086 Yes	4/10/2020

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11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates	Regulatory Authority §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> <li>Allows for extensions of financial reporting deadlines</li> </ul>	Varies by PHA FYE	CA086, CA025 Yes	4/10/2020
12a PHA Reporting Requirements on HUD Form 50058	Regulatory Authority 24 CFR Part 908, § 982.158  Sub-regulatory Guidance PIH Notice 2011-65	<ul style="list-style-type: none"> <li>Waives the requirement 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>12/31/20</li> </ul>	CA086 Yes	4/10/2020
12b Designated Housing Plans: HUD 60-Day Notification	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>7/31/20</li> </ul>	N/A	N/A

<p>12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds</p>	<p>Statutory Authority Section 9(j)  Regulatory Authority § 905.306(d)(5)</p>	<ul style="list-style-type: none"> <li>Provides a one-year extension</li> </ul>	<p>For all open Capital Fund grants, one-year extension from the obligation and expenditure end dates in LOCCS as of April 10, 2020</p>		
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