

**Housing Choice Voucher (HCV) and Public Housing Program  
COVID-19  
Statutory and Regulatory Waivers**

On April 10, 2020, the United States Department of Housing and Urban Development (HUD) issued PIH Notice 2020-05 which contains Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs. Suspension of the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) has been implemented by HUD in response to COVID-19.

The waivers and alternative requirements identified in the above-mentioned PIH Notice allow Public Housing Agencies (PHAs) to keep public housing and housing choice voucher programs operational to the extent practical during the COVID-19 pandemic. The following chart provides a list of waivers and alternatives that Yolo County Housing (YCH) has adopted for the Low Rent Public Housing (LRPH) program, the Housing Choice Voucher (HCV) program and the Project Based Voucher (PBV) program. The "item" description below correlates with the sections identified in the Notice. Additional information related to these waivers can be found in PIH Notice 2020-05.

**Note:** Once the period of availability deadline listed below **OR** any extension to the availability deadline is provided by HUD, YCH has an obligation to resume normal policies and procedures outlined in its Admissions and Continued Occupancy Plan (ACOP) and its Administrative Plan. Adoption of any waiver or alternative does not relieve public housing residents, HCV program participants or landlords from the requirement of reporting **true and accurate information** to YCH at all times in order to effectively administer YCH public housing programs.

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	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)  <u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21	<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>• 7/31/20</li> </ul>	Yes	04/15/2020

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-2 Family income and composition – delayed annual reexaminations	<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"> <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>12/31/20</li> </ul>	Yes	04/15/2020
PH and HCV-3 Annual reexamination Income Verification	<u>Regulatory Authority</u> § 5.233(a)(2)  <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<p>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</p> <ul style="list-style-type: none"> <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>7/31/20</li> </ul>	Yes	04/15/2020
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>	<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>7/31/20</li> </ul>	Yes	04/15/2020

PIH Notice 2018-18					
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-5 EIV System Monitoring	<u>Regulatory Authority § 5.233</u>  <u>Sub-regulatory Guidance PIH Notice 2018-18</u>	<ul style="list-style-type: none"> <li>• Waives the mandatory EIV monitoring requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> </ul>	Yes	05/13/2020
PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority § 984.303(d)</u>	<ul style="list-style-type: none"> <li>• Provides for extensions to FSS contract of participation</li> </ul>	<ul style="list-style-type: none"> <li>• 12/31/20</li> </ul>	Yes	05/13/2020
PH and HCV-7 Waiting List	<u>Regulatory Authority § 982.206(a)(2)</u> <u>PIH Notice 2012-34</u>	<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>• 7/31/20</li> </ul>	Yes	04/15/2020
HQS-1 Initial inspection	<u>Statutory Authority Section 8(o)(8)(A)(i), Section 8(o)(8)(C)</u> <u>Regulatory Authority § 982.305(a), 982.305(b), 982.405</u>	<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>• 7/31/20</li> <li>• 10/31/20</li> </ul>	Yes	04/15/2020
HQS-2: PBV Pre-HAP Contract Inspections, PHA	<u>Statutory Authority: Section 8(o)(8)(A)</u>  <u>Regulatory Authority: §§ 983.301(b),</u>	<ul style="list-style-type: none"> <li>• Changes inspection requirements, allowing for owner certification that there are no life- threatening deficiencies</li> </ul>	<ul style="list-style-type: none"> <li>• 7/31/20</li> <li>• 10/31/20</li> </ul>	Yes	04/15/2020

acceptance of completed units	<u>983.156(a)(1)</u>	<ul style="list-style-type: none"><li>Where self-certification was used, PHA must inspect the unit no later than October 31, 2020.</li></ul>			
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