

## **NOTICE PIH 2021-14(HA), REV-3**

Issued: May 4, 2021

Supersedes: NOTICE PIH 2020-33; PIH 2020-13; PIH 2020-05

**SUBJECT:** COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing, Housing Choice Voucher (including Mainstream and Mod Rehab), Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program, Revision 3.

**BACKGROUND:** On March 27, 2020, President Trump signed the CARES Act into law, which provides HUD with broad authority, in the context of the current public health emergency, to waive statutes and regulations (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment) for the Public Housing and HCV programs, IHBG program, and ICDBG program.

HUD encourages PHAs, Indian tribes, and TDHEs to apply the waivers authorized in this notice based on local circumstances and needs. HUD also encourages to document and expeditiously implement plans for alternative procedures in order to provide stable housing for some of our country's most vulnerable families.

Alternative processes may include electronic transmission of information to families, conducting briefings online, conducting conference calls, or using self-service features on the PHA's website if available, and providing business-reply envelopes or secure drop-box apparatuses for document or rent submission for assisted families that do not have access to the Internet.

Through this notice HUD is making the waivers and alternative requirements listed in this notice effective immediately for those PHAs that elect to adopt them. PHAs may adopt the use of these waivers at any time during the period of availability.

PIH Notice 2021-14 (HA), Rev-3: <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-14.pdf>

PIH Notice 2020-33(HA), Rev-2: <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2020-33.pdf>

PIH Notice 2020-05: <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2020-05.pdf>

**CITY OF GLENDALE HOUSING AUTHORITY (GHA) WILL CONTINUE OPERATIONS DURING THE COVID-19 NATIONAL EMERGENCY:**

GHA has adopted applicable waivers provided in PIH Notice 2021-14 (HA) and alternative methods in order to continue seamless operations of the Housing Choice Voucher (HCV) Section 8 program, provide exceptional customer service to Glendale tenants and landlords, and to comply with HUD requirements and deadlines.

The following waivers were adopted by GHA:

<b>ITEM</b>	<b>WAIVERS ADOPTED</b>	<b>AVAILABILITY PERIOD ENDS</b>	<b>DATE PHA ADOPTION</b>
HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirements	<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>	12/31/2021	4/10/2020
HCV-4 Family Income and Composition: Interim Examinations	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexamination.	12/31/2021	4/10/2020
HCV-5 Enterprise Income Verification (EIV) Monitoring	Waives the mandatory EIV monitoring requirements.	12/31/2021	4/10/2020
PH and HCV-9 Eligibility Determination: Social Security Number and Citizenship Verification	Waives the requirements to obtain and verify social security number documentation and documentation evidencing eligible noncitizens status before admitting applicants to the HCV and Public Housing programs.	12/31/2021	4/10/2020

HQS-5 HQS Inspection Requirement: Biennial Inspections	<ul style="list-style-type: none"> <li>- Allows for delay in biennial inspections.</li> <li>- PHAs must require owner certification there are no life-threatening deficiencies</li> <li>- All delayed biennial inspections must resume by 6/30/2021 and be completed by 12/31/2021.</li> </ul>	12/31/2021  6/30/2022	4/10/2020
HQS-6 HQS Interim Inspections	<ul style="list-style-type: none"> <li>- Waives the requirement for the PHA to conduct interim inspection and requires alternative method.</li> <li>- Allows for repairs to be verified by alternative methods.</li> </ul>	12/31/2021	4/10/2020
HQS-9 HQS Quality Control Inspections	Provides for a suspension of the requirement for QC sampling inspections.	12/31/2021	5/1/2020
HCV-1 Administrative Plan	<ul style="list-style-type: none"> <li>-Establishes an alternative requirement that policies may be adopted without board approval until 9/30/2021.</li> <li>-Any provisions adopted informally must be adopted formally by 12/31/2021.</li> </ul>	9/30/2021  12/31/2021	4/10/2020
HCV-2 Information When Family is Selected: PHA Oral Briefing	<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>	12/31/2021	4/10/2020
HCV-3 Term of Voucher: Extensions of Term	Allows PHAs to provide voucher extensions regardless of current PHA policy.	12/31/2021	4/10/2020
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<ul style="list-style-type: none"> <li>-Provides for HAP payments for contracts not executed within 60 days.</li> <li>-PHA must not pay HAP to owner until HAP</li> </ul>	12/31/2021	4/10/2020

	contract is executed.		
HCV-5 Absence from Unit	-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	4/10/2020
HCV-6 Automatic Termination of HAP Contract	Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.	12/31/2021	11/30/2020
HCV-7 Increase in Payment Standard During HAP Contract Term	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.	12/31/2021	11/30/2020
HCV-8 Utility Allowance Schedule: Required Review and Revision	Provides for delay in updating utility allowance schedule.	12/31/2021	4/10/2020
11b SEMAP	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 FY on or before 12/31/2021	
11b-1 SEMAP	Allows field offices to perform a remote SEMAP confirmatory review instead of an onsite confirmatory review before changing a PHA's rating from troubled to standard or high performer.	12/31/2021	

11b-2 SEMAP	Waives the requirement for PHAs to submit an annual SEMAP certification in PIC within 60 days of FYE during the period of time that HUD will roll forward prior year SEMAP scores.	1/1/2022	
MS-1 Mainstream Initial Lease Term	PHA may enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice.	12/31/2021	
MS-2 Mainstream Criminal Background Screening	PHAs may establish, as an alternative requirement, screening requirements for applicants for Mainstream vouchers which are distinct from those in place for its HCV program in general.	12/31/2021	
MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority	As an alternative requirement, the PHA may choose to expand the definition of an eligibility non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract.	12/31/2021	