

**HUD Waivers for COVID-19 CARES Act (Public Law 116-136) Coronavirus Aid, Relief and Economic Security - Effective April 10, 2020 (updated May 5, 2021)**

**Re-certification and Interim Exam:**

- **Public Housing (PH) and Housing Choice Voucher (HCV)-2 Family Income and Composition- Delayed Annual Reexaminations** - If a resident or participant has a review date due, Housing Catalyst will work to complete it on the regular schedule. If there is a COVID-related reason that is not possible, the review may be delayed.
- **PH and HCV-3 Annual Re-examination Income Verification** - If residents and participants have a regular reexamination due and they are unable to collect third-party documentation of income, Housing Catalyst may use self-certification of income in its place.
- **PH and HCV-4- Interim Reexaminations** - If residents and participants want to process an interim reexamination (such as income decrease) and they are unable to collect third-party documentation of income, Housing Catalyst may use self-certification of income in its place.
- **PH and HCV-6: JumpStart-Family Self Sufficiency (FSS) Contract of Participation** If a family in the JumpStart Program has a COVID-related hardship that affects their participation, they will be able to stay in the program for up to two more years.
- **PH and HCV-8: Eligibility Determination: Income Verification:** If an applicant is unable to collect third-party documentation of income, Housing Catalyst may use self-certification of income in its place; 90 day follow up required for verification.
- **PH and HCV-9: Eligibility Determination: Social Security Number and Citizenship Verification:** Housing Catalyst may accept self-certification of information and provide verifiable information within 90 days.

**Inspection:**

- **Housing Quality Standards (HQS)-1: Initial Inspection** – Housing Catalyst will generally send inspectors for physical inspections to unoccupied units. If a participant is already living in a unit when an initial inspection is due, the landlord may self-certify that the apartment meets the acceptable standard. After the pandemic, a physical inspection will take place.
- **HQS-2: Project Based Voucher Pre-HAP Contract Inspections-** Housing Catalyst may accept owner's certification of the pre-HAP contract HQS inspection, at a minimum HC must require the owner's certification, however HC does have the opportunity to add additional requirements. HC is required to inspect all units as reasonably possibly but no later than June 30, 2022.
- **HQS-5: Biennial Inspection** - Scheduled inspections will be postponed. In lieu of a physical inspection for a critical health situation or a COVID-related issue, a video inspection can be conducted and approved as use for a biennial inspection.
- **HQS-6: Interim Inspections** – Housing Catalyst will generally not send inspectors for physical inspections to currently occupied units. Landlords may use a form to self-certify that repairs have been completed.

- **HQS-7: Project Based Voucher (PBV) Turnover Inspections** – Housing Catalyst will generally send inspectors for physical inspections to unoccupied units; if any need arises to change this process, property owners can self-certify that units meet acceptable standards. After the emergency ends, a physical inspection will take place.

- **HQS-8: PBV HAP Contract - HQS Inspections to Add or Substitute Units Adopted May 05, 2021)** – Housing Catalyst will generally not send inspectors for physical inspections to an occupied unit. Property owners can self-certify that units meet acceptable standards. After the pandemic ends, a physical inspection will take place.

- **HQS-9: HQS Quality Control (QC) Inspections** – Housing Catalyst will not send inspectors for physical inspections to currently occupied units.

#### **Waitlist and Voucher Items:**

- **HCV-1: Administrative Plan** - Normally if Housing Catalyst were to make a significant change to the Administrative Plan, we would need to present the change to the Board of Commissioners at a public meeting. With this waiver, we may make emergency changes without going through that process.

- **HCV-2: Public Housing Authority (PHA) Oral Briefing** – Housing Catalyst will limit in-person, group briefings for new Housing Choice Voucher participants. Some briefing could be held by phone or other electronic medium and participants will receive the materials to review independently.

- **HCV-3: Term of Voucher - Extensions of Term** - If participants are unable to find a unit in which to use their new voucher within 120 days for COVID -related reasons, they will continue to get extensions to use their voucher.

- **HCV-4: PHA Approval of Assisted Tenancy** – Housing Catalyst may execute HAP contracts that go beyond the 60-day period. We will work with landlords to have contracts signed as quickly as possible.

- **HCV-5: Absence from Unit. (Updated additional clarification May 05, 2021)** A family may not be absent from the unit for a period of more than 180 consecutive calendar days for any reason. HUD is waiving this regulatory requirement due to extenuating circumstances.

- **HCV-6: Automatic Termination of the Housing Assistance Payment (HAP) Contract** - Until 12/31/2020, Housing Catalyst will not automatically terminate assistance after 180 days of paying zero subsidy.

- **HCV-10: Family Unification Program (FUP)** - Currently, Housing Catalyst can only serve foster youth who are 24 or younger with a FUP voucher. With this waiver, foster youth who are 26 or younger are eligible for FUP vouchers.

- **HCV-15: Project Based Voucher and Enhanced Voucher (adopted 05/05/2021)** -Currently Housing Catalyst when leasing a Project Based Contract unit each family must be appropriate for the size of the family under the PHA's subsidy standards. HUD is waiving this requirement to allow a family to initially lease an under-occupied PBV or RAD PBV. These waivers and alternative requirements are specific and additional details can be found in PIH notice 2021-14(HA)

**Additional provisions:**

- **PH and HCV-1: PHA 5-year and Annual Plan Submission Dates**– Housing Catalyst Due to the potential postponement of public hearings due to limitations on large public gatherings, HUD is waiving annual hearing requirements, and providing alternative deadlines for some PHAs. PHAs with 12/31/20 FYE dates must submit their 5-Year (if due in 2020) and annual plans no later than 1/16/21 (75 days before 4/1/21).

- **MS-1: Initial Term:** To provide a greater range of housing opportunities for Mainstream voucher holders, Housing Catalyst may enter initial lease terms of less than a year.

**PH-4: ACOP** (Admissions and Continued Occupancy Policy) - Usually, if Housing Catalyst were to make a significant change to policy, they would have to present the change to the Board of Commissioners. With this waiver, we may make emergency changes without going through that process. PHAs are not required to keep waivers in place. These waivers could be eliminated should Housing Catalyst determine there is no longer an appropriate need.