

Covid-19 Statutory and Regulatory Waivers [PIH Notice 2020-05]

Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

Item	Statutory & Regulatory Waivers	Summary of Alternative Requirements	Availability Period Ends	Date of Adoption
PH and HCV-3 Family Income and Composition: Annual Examination; Income Verification Requirements	<u>Regulatory Authority</u> §§ 5.233(a)(2), 960.259(c), 982.516(a) <u>Sub-regulatory Guidance</u> Notice PIH 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	12/31/2021	03/31/2020
PH and HCV-4 Family Income and Composition: Interim Examinations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> §§ 5.233(a)(2), 982.516(c)(2), 960.257(a), (b) and (d), 960.259(c) <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	12/31/2021	03/30/2020
PH and HCV-8 Eligibility Determination: Income Verification	<u>Regulatory Authority</u> §§ 960.259(c), 982.201(e) <u>Sub-regulatory Guidance</u> Notice PIH 2018-18	Waives the third-party income verification requirements for applicants, and will allow PHAs to consider self-certification as the highest form of income verification at admission PHAs must review the EIV Income and IVT Reports to confirm/validate family – reported income within	12/31/2021	03/31/2020

		90 days		
HQS-1 Initial Inspection Requirements	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)© <u>Regulatory Authority</u> §§ 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 6/30/22	12/31/2021 06/30/2022	03/31/2020
HQS-2: Project-Based Voucher (PBV) Pre- HAP Contract Inspections: PHA Acceptance of Completed Units	<u>Statutory Authority</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> §§ 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 6/30/22	12/31/2020 06/30/2022	03/31/2020
HQS-3 Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017	Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions	12/31/2021	03/31/2020
HQS-4 HQS Initial Inspection Requirement: Alternative Inspection Option	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii) <u>Sub-regulatory Guidance</u> 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 6/30/22	12/31/2021 06/30/2022	03/30/2020
HQS-5 HQS Inspection Requirement: Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u>	Allows for delay in biennial inspections	12/31/2021 06/30/2022	03/31/2020

	§§ 982.405(a), 983.103(d)	PHAs must require owner certification there are no life-threatening deficiencies PHAs must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than 6/20/22, and must conduct all delayed biennial inspections from CY 2021 as soon as reasonably possible but no later than 12/31/22		
HQS-7 PBV Turnover Unit Inspections	<u>Regulatory Authority</u> § 983.103©	Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection NLT than 6/30/22	12/31/2021 06/30/2022	03/31/2020
HQS-9 HQS Quality Control Inspections	<u>Regulatory Authority</u> §§ 982.405(b), 983.103©(3)	Provides for a suspension of the requirement for QC sampling inspections	12/31/2021	03/31/2020
HCV-2 Information When Family is Selected: PHA Oral Briefing	<u>Regulatory Authority</u> §§ 982.301(a)(1), 983.252(a)	Waives the requirement for an oral briefing Provides for alternative methods to conduct required voucher briefing	12/31/2021	03/31/2020
HCV-3 Term of Voucher: Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	Allows PHAs to provide voucher extensions regardless of current PHA policy	12/31/2021	03/31/2020
HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed	<u>Regulatory Authority</u> § 982.305©	Provides for HAP payments for contracts not executed within 60 days PHA must not pay HAP to owner until HAP contract is executed	12/31/2021	03/31/2020
11b SEMAP	<u>Regulatory Authority</u> 24 CFR Part 985	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 a fiscal year on or before 12/31/21	
11b-2 SEMAP	<u>Regulatory Authority</u> § 985.101(a)	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	01/01/2022	03/31/2020