



# Town of Union Section 8 Housing Choice Voucher Program Waivers and Alternative Requirements

Item	Waiver Info	Summary	Availability Period Ends
HCV 1 - Annual Plan	<u><b>Statutory Authority</b></u> Section 5A(a)(1) Section 5A(b)(1) Section 5A(g) Section 5A(h) <u><b>Regulatory Authority</b></u> §903.5(a)(3) 903.5(b)(3) 903.21	<ul style="list-style-type: none"> <li>● Alternate dates for submission</li> <li>● Changes to significant amendment process</li> </ul>	(revised submission date) 1/16/2021  12/31/2020
HCV 2- Family income and composition Delayed Annual reexaminations	<u><b>Statutory authority</b></u> Section 3(a)(1) <u><b>Regulatory Authority</b></u> §982.52(a)(1) §960.257(a)	<ul style="list-style-type: none"> <li>● Permits PHA to delay 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>	12/31/2020
HCV 3- Annual reexamination income verification	PIH Notice 2018-18	<ul style="list-style-type: none"> <li>● Waives requirements to use income verification hierarchy (including use of EIV)</li> <li>● Allows PHA to consider self-certification as highest form of income verification</li> <li>● PHA must follow up later and take corrective action for income discrepancies that arise</li> </ul>	21/31/2020
HCV 4- Interim reexaminations	<u><b>Statutory authority</b></u> Section 3(a)(1) <u><b>Regulatory Authority</b></u> §9.233(a)(2), 982.516(c )(2) 960.257(b) and (d) PIH Notice 2018-18	<ul style="list-style-type: none"> <li>● Waives requirement to use income verification requirements including EIV for interim reexams</li> </ul>	12/31/2020
HCV 5- EIV System Monitoring	<u><b>Regulatory Authority</b></u> §5.233 PIH Notice 2018-18	<ul style="list-style-type: none"> <li>● Waives mandatory EIV monitoring requirements</li> </ul>	12/31/2020
HCV 7- Waiting List	<u><b>Regulatory Authority</b></u> §982.206(a)(2) PIH Notice 2018-18	<ul style="list-style-type: none"> <li>● Waives public notice for opening/closing waiting list</li> <li>● Requires alternative process</li> </ul>	12/31/2020
HQS 1- Initial Inspection	<u><b>Statutory Authority</b></u> Section 8(o)(8)(A)(i) Section 8(o)(8)(c ) <u><b>Regulatory Authority</b></u> §982.305(a) §982.305(b) §982.405	<ul style="list-style-type: none"> <li>● Allows owner certification that there are no life threatening deficiencies for initial inspections</li> <li>● When used, must inspect within one year from date of owner certification</li> </ul>	12/31/2020 Within one year from date of owner certification

HQS 3- Non-life threatening initial unit approved	<p><b><u>Statutory Authority</u></b> Section 8(o)(8)(A)(ii)</p> <p><b><u>Regulatory Authority</u></b> HOTMA HCV Federal Register Notice January 18, 2017</p>	<ul style="list-style-type: none"> <li>● Allows for extension up to 30 days for owner repairs of non-life threatening conditions</li> </ul>	12/31/2020
HQS-Interim Inspections	<p><b><u>Statutory Authority</u></b> Section 8(o)(8)(F)</p> <p><b><u>Regulatory Authority</u></b> §982.405(g) §983.103€</p>	<ul style="list-style-type: none"> <li>● Waives requirement to conduct interim inspection</li> <li>● Allows for verification of repairs by alternative methods</li> </ul>	12/31/2020
HQS- 9- HQS QC Inspections	<p><b><u>Regulatory Authority</u></b> §982.405(b)</p>	<ul style="list-style-type: none"> <li>● Provides for suspension of requirement for QC sampling inspections</li> </ul>	12/31/2020
HQS 10- Space and Security	<p><b><u>Regulatory Authority</u></b> §982.401(d)</p>	<ul style="list-style-type: none"> <li>● Waives requirement that each unit had at least 1 bedroom/living/sleeping room for each 2 persons</li> </ul>	Remains in effect one year from lease term or date of notice (whichever longer)
HCV 1 - Admin Plan	<p><b><u>Regulatory Authority</u></b> §982.54(a)</p>	<ul style="list-style-type: none"> <li>● Waives requirement to adopt revisions to admin plan</li> </ul>	12/31/2020
HCV 2- Oral Briefing	<p><b><u>Regulatory Authority</u></b> §982.301(a)(3) §983.252(a)</p>	<ul style="list-style-type: none"> <li>● Waives requirement for oral briefing</li> <li>● Provides for alternative methods to conduct required voucher briefing</li> </ul>	12/31/2020
HCV 3- Term of Voucher extensions	<p><b><u>Regulatory Authority</u></b> §982.303(b)(1)</p>	<ul style="list-style-type: none"> <li>● Allows PHA to provide extensions regardless of current policy</li> </ul>	12/31/2020
HCV 4- PHA approval of Assisted Tenancy	<p><b><u>Regulatory Authority</u></b> §982.305(c )</p>	<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 contract is executed</li> </ul>	12/31/2020
HCV 5- Absence from Unit	<p><b><u>Regulatory Authority</u></b> §982.312</p>	<ul style="list-style-type: none"> <li>● Allows PHA discretion on absences from unit longer than 180 days</li> <li>● PHA cannot make HAP payments beyond 12/31/2020 for units vacant more than 180 consecutive days</li> </ul>	12/31/2020
HCV 6-Automatic Termination of HAP Contract	<p><b><u>Regulatory Authority</u></b> §982.455</p>	<ul style="list-style-type: none"> <li>● Allows PHA to extend period of time after last HAP payment is made before the HAP contracts terminates automatically</li> </ul>	12/31/2020
HCV 7- Increase in Payment Standard	<p><b><u>Regulatory Authority</u></b> §982.505(c )(4)</p>	<ul style="list-style-type: none"> <li>● Provides PHA with option to increase payment standard for a family at any time after the effective date of the increase (instead of waiting for the next annual reexam)</li> </ul>	12/31/2020

HCV 8- Utility Allowance Schedule	<b><u>Regulatory Authority</u></b> §982.517	<ul style="list-style-type: none"> <li>• Provides for delay in updating utility allowance schedule</li> </ul>	12/31/2020
11b- SEMAP	<b><u>Regulatory Authority</u></b> 24 CFR Part 985	<ul style="list-style-type: none"> <li>• PHA will retain prior year SEMAP score</li> </ul>	Regular SEMAP scoring resumes 3/31/2021
11c- Financial Reporting	<b><u>Regulatory Authority</u></b> §5.801(c ) §5.801(d)(1)	<ul style="list-style-type: none"> <li>• Allows for extension of financial reporting deadlines</li> </ul>	Audited reports due 8/31/2021
12 a- HUD Form 50058	<b><u>Regulatory Authority</u></b> 24 CFR Part 908 §982.158 PIH Notice 2011-65	<ul style="list-style-type: none"> <li>• Waives requirement to submit 50058 within 60 days</li> <li>• Submit within 90 days of effective date of action</li> </ul>	12/31/2020