

HOUSING AUTHORITY OF SNOHOMISH COUNTY
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COVID-19 Regulatory and Statutory Waivers

This chart summarizes the waivers authorized under this Notice and the availability period for each. This chart serves as written documentation on the waivers applied by the HASCO as well as the effective dates.

| Item | Statutory and regulatory waivers | Summary of alternative requirements | Availability Period Ends | Did the PHA implement the waiver? | Date of PHA adoption. |
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| PH and HCV-1 PHA 5-Year and Annual Plan Submission Dates: Significant Amendment Requirements | <u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)(2) <u>Regulatory Authority</u> §§ 903.5(a)(3), 903.5(b)(3), 903.13(c), 903.21, 903.23 | <ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process | <ul style="list-style-type: none"> Varies based on FYE 12/31/20 | No – plans approved and submitted on time | n/a |
| PH and HCV-2 Family Income and Composition: Delayed Annual Examinations | <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"> Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV-7 for impacted families if they implement this waiver | <ul style="list-style-type: none"> 6/30/21 <p>All reexams due in CY20 must be completed by 12/31/20. Reexams due between 1/1/21 and 12/31/21 would need to be completed by 12/31/21.</p> | Yes – conducting as many annuals as possible, prioritizing income related interims and initial intake. | 3/13/20 |

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| 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 | <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 12/31/21 | Yes | 3/13/20 |
| 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 | <ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations | <ul style="list-style-type: none"> • 12/31/21 | Yes | 3/13/20 |
| PH and HCV-5 Enterprise Income Verification (EIV) Monitoring | <u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u> Notice PIH 2018-18 | <ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements | <ul style="list-style-type: none"> • 12/31/21 | No | n/a |

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| PH and HCV-6 Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension | <u>Statutory Authority</u> Section 23(c)3 <u>Regulatory Authority</u> § 984.303(d) | <ul style="list-style-type: none"> FSS has a provision that indicates that PHAs can extend Participation Contracts by up to two years (beyond the original five) for “good cause.” PHAs should consider pandemic-related issues as an “automatic” good cause | <ul style="list-style-type: none"> 12/31/21 | n/a | n/a |
| PH and HCV-7 Waiting List: Opening and Closing; Public Notice | <u>Regulatory Authority</u> § 982.206(a)(2) <u>Sub-regulatory Guidance</u> Notice PIH 2012-34 | <ul style="list-style-type: none"> Waives public notice requirements for opening and closing waiting list Requires alternative process | <ul style="list-style-type: none"> 12/31/21 | Yes | 1/1/21 |
| 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 | <ul style="list-style-type: none"> 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 90 days | <ul style="list-style-type: none"> 12/31/21 | Yes | 5/4/21 |

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| PH and HCV-9 Eligibility Determination: Social Security Number and Citizenship Verification | <u>Statutory Authority</u> 42 USC 1436a(d)(2) <u>Regulatory Authority</u> §§ 5.216(b)(2), (g), (h), 5.218, 5.508(b)(2)(ii), (b)(3)(ii), (g) <u>Sub-regulatory Guidance</u> Notice PIH 2012-10 | <ul style="list-style-type: none"> • Waives the requirements to obtain and verify social security number documentation and documentation evidencing eligible noncitizen status before admitting applicants to the HCV and Public Housing programs • PHAs may accept self-certification of date of birth and disability status if a higher level of verification is not immediately available. • Individuals admitted under this waiver must provide the required documentation within 90 days of admission to be eligible for continued assistance | <ul style="list-style-type: none"> • 12/31/21 | Yes | 5/4/21 |

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| HQS-1 Initial Inspection Requirements | <u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> §§ 982.305(a), 982.305(b), 982.405 | <ul style="list-style-type: none"> 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 Will include reminder that HQS waiver does not include a waiver of 24 CFR 35.1215, visual assessment for deteriorated paint | <ul style="list-style-type: none"> 12/31/21 6/30/22 | Yes | 3/13/20 |
| 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) | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 12/31/21 6/30/22 | No | n/a |
| 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 | <ul style="list-style-type: none"> Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions | <ul style="list-style-type: none"> 12/31/21 | No | n/a |

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| 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 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 12/31/21 6/30/22 | No | n/a |
| HQS-5 HQS Inspection Requirement: Biennial Inspections | <u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d) | <ul style="list-style-type: none"> Allows for delay in biennial inspections 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 | <ul style="list-style-type: none"> 12/31/21 6/30/22 | Yes | 3/13/20 |
| HQS-6 HQS Interim Inspections | <u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> §§ 982.405(g), 983.103(e) | <ul style="list-style-type: none"> Waives the requirement for the PHA to conduct interim inspection and requires alternative method Allows for repairs to be verified by alternative methods | <ul style="list-style-type: none"> 12/31/21 | No | n/a |

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| HQS-7 PBV Turnover Unit Inspections | <u>Regulatory Authority</u> § 983.103(c) | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 12/31/21 6/30/22 | No | n/a |
| HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units | <u>Statutory Authority</u> Section 8(o)(8)(A) <u>Regulatory Authority</u> §§ 983.207(a), 983.207(b) <u>Sub-regulatory Guidance</u> HOTMA HCV Federal Register Notice January 18, 2017 | <ul style="list-style-type: none"> Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection NLT 6/30/22 | <ul style="list-style-type: none"> 12/31/21 6/30/22 | No | n/a |
| HQS-9 HQS Quality Control Inspections | <u>Regulatory Authority</u> §§ 982.405(b), 983.103(e)(3) | <ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections | <ul style="list-style-type: none"> 12/31/21 | Yes | 3/13/20 |
| HQS-10 Housing Quality Standards: Space and Security | <u>Regulatory Authority</u> § 982.401(d) | <ul style="list-style-type: none"> Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. | Remains in effect one year from lease term or date of this Notice, whichever is longer | No | n/a |

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| HQS-11 Homeownership Option: Initial HQS Inspection | <u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a) | <ul style="list-style-type: none"> • Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments • Requires family to obtain independent professional inspection | <ul style="list-style-type: none"> • 12/31/21 | No | n/a |
| HCV-1 Administrative Plan | <u>Regulatory Authority</u> § 982.54(a) | <ul style="list-style-type: none"> • Establishes an alternative requirement that policies may be adopted without board approval until 9/30/21 • Any provisions adopted informally must be adopted formally by 12/31/21 | <ul style="list-style-type: none"> • 9/30/21 • 12/31/21 | Yes | 1/1/21 |
| HCV-2 Information When Family is Selected: PHA Oral Briefing | <u>Regulatory Authority</u> §§ 982.301(a)(1), 983.252(a) | <ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing | <ul style="list-style-type: none"> • 12/31/21 | Yes – using robust packet and phone call for Q&A | 3/13/20 |
| HCV-3 Term of Voucher: Extensions of Term | <u>Regulatory Authority</u> § 982.303(b)(1) | <ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy | <ul style="list-style-type: none"> • 12/31/21 | No – flexibility already built into the Admin Plan | n/a |
| HCV-4 PHA Approval of Assisted Tenancy: When HAP Contract is Executed | <u>Regulatory Authority</u> § 982.305(c) | <ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP contract is executed | <ul style="list-style-type: none"> • 12/31/21 | No | n/a |

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| HCV-5 Absence from Unit | <u>Regulatory Authority</u> § 982.312 | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 12/31/21 | No – already have flexibility built into the Admin plan | n/a |
| HCV-6 Automatic Termination of HAP Contract | <u>Regulatory Authority</u> § 982.455 | <ul style="list-style-type: none"> Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. | <ul style="list-style-type: none"> 12/31/21 | No | n/a |
| HCV-7 Increase in Payment Standard During HAP Contract Term | <u>Regulatory Authority</u> § 982.505(c)(4) | <ul style="list-style-type: none"> 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. | <ul style="list-style-type: none"> 12/31/21 | No- will do full annual if PS increase applies | n/a |
| HCV-8 Utility Allowance Schedule: Required Review and Revision | <u>Regulatory Authority</u> § 982.517 | <ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule | <ul style="list-style-type: none"> 12/31/21 | No – approval and update completed on time | Na/ |
| HCV-9 Homeownership Option: Homeownership Counseling | <u>Statutory Authority</u> Section 8(y)(1)(D) <u>Regulatory Authority</u> §§ 982.630, 982.636(d) | <ul style="list-style-type: none"> Waives the requirement for the family to obtain pre-assistance counseling | <ul style="list-style-type: none"> 12/31/21 | n/a | n/a |

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| HCV-10 Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract | <u>Statutory Authority</u> Section 8(x)(2) | <ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up | <ul style="list-style-type: none"> 12/31/21 | No | n/a |
| HCV-11 Family Unification Program (FUP): Length of Assistance for Youth | <u>Statutory Authority</u> Section 8(x)(2) | <ul style="list-style-type: none"> Allows PHAs to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020, and December 31, 2020 | <ul style="list-style-type: none"> 12/31/21 | Yes | 7/9/20 |
| HCV-12 Family Unification Program (FUP): Timeframe for Referral | <u>Statutory Authority</u> Section 8(x)(2) | <ul style="list-style-type: none"> Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days | <ul style="list-style-type: none"> 12/31/21 | Yes | 7/9/20 |
| HCV-13 Homeownership: Maximum Term of Assistance | <u>Regulatory Authority</u> § 982.634(a) | <ul style="list-style-type: none"> Allows a PHA to extend homeownership assistance for up to 1 additional year | <ul style="list-style-type: none"> 12/31/21 | No | n/a |
| HCV-14 Mandatory Removal of Unit from PBV HAP Contract | <u>Regulatory Authority</u> §§ 983.211(a); 983.258 | <ul style="list-style-type: none"> Allows a PHA to keep a PBV unit under contract for a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020 | <ul style="list-style-type: none"> 12/31/21 | Yes | 5/4/21 |

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| HCV-15 Project-Based Voucher (PBV) and Enhanced Voucher (EV) Provisions on Under-Occupied Units | <u>Statutory Authority</u> 42 U.S.C. § 1437a(b)(3)(A) <u>Regulatory Authority</u> 24 CFR §§ 983.253(b), 983.260 <u>Sub-regulatory Guidance</u> Notice H 2019-9/PIH 2019-23, Notice PIH 2016-02 | <ul style="list-style-type: none"> Allows a PHA to permit a family to initially lease an under-occupied PBV or RAD PBV unit (a unit that has more bedrooms than what the family qualifies for under PHA subsidy standards) under certain circumstances as described, and to allow for the continued occupancy of PBV and EV families already under a lease for an under-occupied PBV, RAD PBV, or EV unit. | <ul style="list-style-type: none"> 12/31/21 | No | n/a |
| 11a PHAS | <u>Regulatory Authority</u> 24 CFR Part 902 | <ul style="list-style-type: none"> Allows for alternatives related to inspections PHA to retain prior year PHAS score unless requests otherwise | HUD will carry forward the most recent PHAS score on record for any PHAs with a fiscal year on or before 12/31/21 | n/a | n/a |
| 11b SEMAP | <u>Regulatory Authority</u> 24 CFR Part 985 | <ul style="list-style-type: none"> 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 | n/a | n/a |

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| 11b-1 SEMAP | <u>Regulatory Authority</u> § 985.105(d) | <ul style="list-style-type: none"> Allows field offices to perform a remote SEMAP confirmatory review instead of an on-site confirmatory review before changing a PHA's rating from troubled to standard or high performer | <ul style="list-style-type: none"> 12/31/21 | n/a | n/a |
| 11b-2 SEMAP | <u>Regulatory Authority</u> § 985.101(a) | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 1/1/22 | n/a | n/a |
| 11c Uniform Financial Reporting Standards: Filing of Financial Reports; Reporting Compliance Dates | <u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1) | <ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines | Varies by PHA FYE | No – reporting on time | n/a |
| 12a PHA Reporting Requirements on HUD Form 50058 | <u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> Notice PIH 2011-65 | <ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action | <ul style="list-style-type: none"> 12/31/20 | No | n/a |
| 12b Designated Housing Plans: HUD 60-Day Notification | <u>Statutory Authority</u> Section 7(e)(1) | <ul style="list-style-type: none"> Allows for HUD to delay notification about designated housing plan | <ul style="list-style-type: none"> 7/31/20 | n/a | n/a |

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| 12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds | <u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5) | <ul style="list-style-type: none"> Provides a 24-month extension | For all Capital Fund grants that were open on April 10, 2020, a 24-month extension from the obligation and expenditure end date in LOCCS as of April 10, 2020; For new Capital Fund grants opened between April 11, 2020 and December 31, 2020, a 24-month extension from the obligation and expenditure end dates in LOCCS as of December 31, 2020. | No | n/a |
| MS-1 Mainstream Initial Lease Term | <u>Statutory Authority</u> Section 8(o)(7)(A) <u>Regulatory Authority</u> § 982.309(a)(2)(ii) | <ul style="list-style-type: none"> PHA may enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice | <ul style="list-style-type: none"> 12/31/21 | Yes | 5/4/21 |

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| MS-2 Mainstream Criminal Background Screening | <u>Statutory Authority</u> 42 U.S.C. 13663(a), 42 U.S.C. 13661 <u>Regulatory Authority</u> §§ CFR 5.856, 982.553(a) | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 12/31/21 | No | n/a |
| MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority | <u>Statutory Authority</u> 42 U.S.C. 8013(k)(2) | <ul style="list-style-type: none"> As an alternative requirement, the PHA may choose to expand the definition of an eligible 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 | <ul style="list-style-type: none"> 12/31/21 | Yes | 5/4/21 |