



Public Notice of COVID-19 HUD Program Waivers and Alternative Requirements Temporarily Adopted by HACS

The U.S. Department of Housing and Urban Development (HUD) has issued a series of waivers which PHAs may utilize to adopt public housing and housing choice voucher (section 8) program operations to the COVID-19 emergency. The most up to date list of waivers allowed by HUD, which are optional for PHAs, was released on May 4, 2021 in HUD PIH Notice 2021-14. The Housing Authority of the City of Shreveport has reviewed the waivers and opted to make use of the following at the present time. These have been added as a temporary chapter to the PHA Administrative Plan.

Waivers Related to Both Public & Leased Housing Programs

PH and HCV-1: PHA 5-Year and Annual Plan Submission Dates: Significant Amendment Requirements

Allows for alternative submission dates for PHA Five-Year and Annual Plans and changes the process for approving significant amendments.

PH and HCV-2: Family Income and Composition: Delayed Annual Examinations

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.

PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements

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.

PH and HCV-4: Family Income and Composition: Interim Examinations

Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations.

PH and HCV-5: Enterprise Income Verification (EIV) Monitoring

Waives the mandatory EIV monitoring requirements.

PH and HCV 7: Waiting List

Waives public notice requirements for opening and closing waiting list. Requires alternative process. Please note, this notice does not constitute an opening of a Housing Authority waiting list.

PH and HCV-8: Eligibility Determination: Income Verification

Waives the third-party requirements for applicants and will allow PHAs to consider self-certification as the highest form of income verification at admission. Housing Authority must review EIV Income and IVT Reports to confirm/validate family reported income within 90 days.



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 noncitizen status before admitting applicants to the HCV and Public Housing Programs. Housing Authorities may accept self-certifications regarding date of birth and citizenship status if a higher level of verification is not immediately available.

Waivers Related to Housing Quality Standards (HQS)

HQS-1: Initial Inspection Requirements

Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. Where self-certification was used, Housing Authority must inspect the unit no later than 6/30/22. This waiver does not apply to 24 CFR 35.1215, visual assessment for deteriorated paint.

HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units

Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. Where self-certification was used, Housing Authority must inspect the unit no later than 06/30/22.

HQS-5: HQS Inspection Requirement: Biennial Inspections

Allows for delay in biennial inspections. Housing Authority must require owner certification that there are no life-threatening deficiencies. Housing Authorities 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-6: HQS Interim Inspections

Waives the requirement for the Housing Authority to conduct interim inspection and requires alternative method. Allows for repairs to be verified by alternative methods.

HQS-7: PBV Turnover Unit Inspections

Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies. Allows for delayed full HQS inspection no later than 06/30/22.

HQS-8: PBV HAP Contract: HQS Inspections to Add or Substitute Units

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.

HQS-10: Housing Quality Standards: Space and Security

Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons.



Waivers Related to the Housing Choice Voucher Program

HCV-1: Administrative Plan

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.

HCV-2: Information When Family is Selected: PHA Oral Briefing

Waives the requirement for an oral briefing. Provides for alternative methods to conduct required voucher briefing.

HCV-3: Term of Voucher: Extensions of Term

Allows PHAs to provide voucher extensions regardless of current PHA policy.

HCV-4: PHA Approval of Assisted Tenancy: When HAP Contract is Executed

Provides for HAP payments for contracts not executed within 60 days. PHA must not pay HAP to owner until HAP contract is executed.

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.

HCV-8: Utility Allowance Schedule: Required Review and Revision

Provides for delay in updating utility allowance schedule.

HCV-15: Project-Based Voucher (PBV) and Enhanced Voucher (EV) Provisions on Under-Occupied Units

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.