



HUD COVID-19 Waiver Notification to Residents and Others

The US Department of Housing and Urban Development (HUD) in response to the COVID-19 impact on housing agencies has issued a series of waivers, which the Rock Springs Housing Authority (RSHA) may utilize. This notice discusses waivers available to public housing agencies under the Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law 116-136). The waivers establish alternative requirements for numerous statutory and regulatory requirements for both the Public Housing and Housing Choice Voucher (HCV) programs.

As required by the PIH Notice 2020-13 and the updated PIH Notice 2021-14, RSHA is notifying all households of the waivers adopted by the agency. Some waivers apply to both the Public Housing (PH) and the Housing Choice Voucher (HCV) programs as noted below. These waivers are temporary and will expire in accordance with HUD timelines. With or without notice, this information may change if HUD changes requirement dates, period of eligibility or adds new waivers that the RSHA chooses to adopt.

Definitions:

ACOP – Admissions and Continued Occupancy Policy

EIV – Enterprise Income Verification

CSSR – Community Service and Self-Sufficiency Requirement

HAP – Housing Assistance Payment

HCV – Housing Choice Voucher, otherwise known as “Section 8”

HQS – Housing Quality Standards

PH – Public Housing

PHAS – Public Housing Assessment System

PIC- Public Housing Information Center

RSHA – Rock Springs Housing Authority

SEMAP-Section 8 Management Assessment Program

Waiver	Description
PH and HCV-3 Annual Reexamination Income Verification	Waves the requirement to use the income verification requirements, including the use of EIV, for annual examinations. Management will continue to follow the HUD income requirements for income verification when possible for all interim examinations. Any deviation will be documented within the participants file. Deviations include self-certification of income changes. Expires 12/31/2021
PH and HCV-4 Interim Reexaminations	Waves the requirement to use the income verification requirements, including the use of EIV, for interim examinations. Management will continue to follow the HUD income requirements for income verification when possible for all interim examinations. Any deviation will be documented within the participants file. Deviations include self-certification of income changes. Expires 12/31/2021
PH and HCV-5 EIV System Monitoring	Waives the mandatory EIV monitoring requirement. Management will document each participants file when the EIV system is not used for income verification. Expires 12/31/2021
HQS-1 Initial Inspection	Changes the initial inspection requirements allowing for owner certification that there are no life-threatening deficiencies. When self-certification is used the RSHA will inspect the unit no later than 6/30/2022. Expires 12/31/2021
HQS-3 Non-Life Threatening HQS-Initial Unit Approval	Allows for an extension of up to 30 days for owner repairs of non-life threatening conditions. Expires 12/31/2021
HQS-4 HQS Initial Inspection	Under Initial HQS Alternative Inspection Option allows for commence of assistance payments based on owner certification there are no life-threatening deficiencies. Where self-certification was used, RSHA must inspect the unit no later than 6/30/2022. Expires 6/30/2022
HQS-6 Interim Inspections	Waives the requirement for the RSHA to conduct interim inspection and requires alternative method. Allows for repairs to be verified by alternative methods. Expires 12/31/2021
HCV-1 Administrative Plan	Establishes an alternative requirement that polices may be adopted without board approval until 9/30/2021. Any provisions adopted informally must be adopted formally by 12/31/2021. Expires 12/31/2021
HCV-5 Absence From the Unit	Allows for RSHA discretion on absences from units longer than 180 days. The RSHA must not make HAP payments beyond 12/31/2020 for units vacant more than 180 consecutive days. Households are responsible for notifying the RSHA when they will be absent from the unit more than 180 consecutive days. Expires 12/31/2021

Waiver	Description
PH-1 Fiscal Closeout of Capital Grant Funds	Extension of deadlines for submission of close out documents. For forms due between March 1 and September 30, 2020 the deadline for submission is extended by one year. Expiration date varies.
PH-4 ACOP: Adoption of Tenant Selection Policies	Establishes an alternative requirement that polices may be adopted without board approval until 9/30/2021. Any provision adopted informally must be adopted formally by 12/31/2021. Expires 12/31/2021
PH-5 Community Service and Self-Sufficiency Requirements (CSSR)	Waives the requirement that qualifying adult residents of public housing participate in mandatory community services and/or self-sufficiency programming. Expires 4/30/2022
PH-6 Energy Audits	Allows for delay in dates for energy audits. Expires 12/31/2021
PH-8 Resident Council Elections	Provides for delay in resident council elections. Expires 12/31/2021
PH-10 Tenant Notifications for Changes to Project Rules and Regulations	Advanced notice not required except for polices related to tenant charges. RSHA will notify residents of rule changes as soon as practicable using safe notification methods. Expires 12/31/2021
PH-11a PHAS	Allows for alternatives related to inspections. The RSHA to retain prior year PHAS score unless requested otherwise. HUD will carry forward the most recent PHAS score on record for any PHA with a fiscal year on or before 12/31/2021. Expires 12/31/2021
PH-11b SEMAP	The RSHA will retain prior year SEMAP score unless requested otherwise. HUD will carry forward the most recent SEMAP score on record for any PHA with a fiscal year on or before 12/31/2021. Expires 12/31/2021
PH-11b-2 SEMAP	Waives the requirement for the RSHA 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. Expiration depends on FYE.
PH-12c Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	Provides a 24-month extension for obligating and expending funds from the Capital Fund program. Expiration varies.
PH-14 Annual Choice of Rent	Allows the RSHA to give households up to two opportunities to choose between flat rent and income-based rent within the same one-year period. Expires 12/31/2021