

## Waiver flexibilities Kentucky Housing Corporation will use for its HCV Program

As the public housing authority for the Commonwealth of Kentucky, KHC plans to utilize a number of waiver flexibilities for its Housing Choice Voucher Program, as allowed by the [COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher...\(PIH 2020-05\)](#) notice issued by Assistant Secretary R. Hunter Kurtz on April 10, 2020. The waiver flexibilities were further updated with Notice [PIH N2020-13](#) on July 2, 2020 and Notice [PIH N 2020-33](#) released on November 30, 2020.

Attached is a list of the statutory and regulatory waivers KHC will utilize.

Per Notice PIH 2020-05, Notice PIH 2020-13, and Notice PIH 2020-33:

1. "The use of these waivers is at the discretion of the individual PHA," and, a "PHA does not need to notify HUD or receive HUD approval to begin utilizing these waivers/alternative requirements."
2. "PHAs are required to keep written documentation that record which waivers the PHA applied to their programs(s) and the effective dates."
3. A "PHA may need to initially provide this notification by placing information on its website and as a voice-mail message and following up with more formal written notice..."

### Waiver Usage Approved by the following PHA Contact:



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Item	Summary of Alternative Requirements	Availability Period Ends*	Did PHA Implement Waiver & Alternative?	Date of PHA Adoption
PH and HCV-1 PHA 5-Year and Annual Plan	<ul style="list-style-type: none"> <li>Alternative dates for submission</li> <li>Changes to significant amendment process</li> </ul>	Based on FY 12/31/20	No	
PH and HCV-2 Family income and composition – delayed annual reexaminations	<ul style="list-style-type: none"> <li>Permits the PHA to delay the 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>	6/30/21	No	
PH and HCV-3 Annual reexamination Income Verification	<ul style="list-style-type: none"> <li>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</li> <li>PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</li> </ul>	6/30/21	Yes	4/20/20
PH and HCV-4 Interim reexaminations	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	6/30/21	Yes	4/20/20
PH and HCV-5 EIV System Monitoring	Waives the mandatory EIV monitoring requirements.	6/30/21	Yes	4/20/20
PH and HCV-6 FSS Contract of Participation	Provides for extensions to FSS contract of participation	6/30/21	Yes	4/20/20
PH and HCV-7 Waiting List	Waives public notice requirements for opening and closing waiting list Requires alternative process	6/30/21	Yes	4/20/20
HQS-1 Initial inspection	<ul style="list-style-type: none"> <li>Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than the 1-year anniversary of the date of the owner’s certification</li> <li>Includes reminder the use of the waiver does not include a waiver of 24 CFR 35.15, visual assessment for deteriorated paint</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>1-year anniversary of the date of the owner’s certification</li> </ul>	Yes	4/10/20
HQS-2: PBV Pre-HAP Contract Inspections, PHA acceptance of completed units	<ul style="list-style-type: none"> <li>Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than the 1-year anniversary of the date of the owner’s certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>1-year anniversary of</li> </ul>	Yes	4/10/20

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		the date of the owner's certification		
HQS-3 Non-Life Threatening HQS - Initial Unit Approval	<ul style="list-style-type: none"> <li>Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions</li> </ul>	6/30/21	No	
HQS-4 Initial HQS - Alternative Inspections	<ul style="list-style-type: none"> <li>Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies</li> <li>Where self-certification was used, PHA must inspect the unit no later than the 1-year anniversary of the date of the owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>1-year anniversary of the date of the owner's certification</li> </ul>	Yes	4/10/20
HQS-5 Biennial Inspections	<ul style="list-style-type: none"> <li>Allows for delay in biennial inspections</li> <li>PHAs must require owner certification there are no life-threatening deficiencies</li> <li>All delayed biennial inspections must resume by 6/30/21 and be completed by 12/31/21</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>12/31/21</li> </ul>	Yes	4/10/20
HQS-6 Interim Inspections	<ul style="list-style-type: none"> <li>Waives the requirement for the PHA to conduct interim inspection and requires alternative method</li> <li>Allows for repairs to be verified by alternative methods</li> </ul>	6/30/21	Yes	4/10/20
HQS-7 PBV Turnover Inspections	<ul style="list-style-type: none"> <li>Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies</li> <li>Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>1-year anniversary of the date of the owner's certification</li> </ul>	Yes	4/10/20
HQS-8: PBV HAP Contract – HQS Inspections to Add or Substitute Units	<ul style="list-style-type: none"> <li>Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies</li> <li>Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification</li> </ul>	<ul style="list-style-type: none"> <li>6/30/21</li> <li>1-year anniversary of the date of the owner's certification</li> </ul>	Yes	4/10/20

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HQS-9 HQS QC Inspections	Provides for a suspension of the requirement for QC sampling inspections	6/30/21	Yes	4/10/20
HQS--10 HQS Space and Security	Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons.	1 year from lease term or date of notice, whichever is longer; updated per PIH Notice 2020-33	No	
HQS-11 Homeownership HQS	<ul style="list-style-type: none"> <li>• Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments</li> <li>• Requires family to obtain independent professional inspection</li> </ul>	6/30/21	No	
HCV-1 Administrative Plan	<ul style="list-style-type: none"> <li>• Establishes an alternative requirement that policies may be adopted without board approval until 3/31/21</li> <li>• Any provisions adopted informally must be adopted formally by 6/30/21</li> </ul>	<ul style="list-style-type: none"> <li>• 3/31/21</li> <li>• 6/30/21</li> </ul>	Yes	4/20/20
HCV-2 PHA Oral Briefing	<ul style="list-style-type: none"> <li>• Waives the requirement for an oral briefing</li> <li>• Provides for alternative methods to conduct required voucher briefing</li> </ul>	6/30/21	No	
HCV-3 Term of Voucher - Extensions of Term	Allows PHAs to provide voucher extensions regardless of current PHA policy	6/30/21	Yes	4/20/20
HCV-4 PHA Approval of Assisted Tenancy	<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>	6/30/21	No	
HCV-5 Absence from unit	<ul style="list-style-type: none"> <li>• Allows for PHA discretion on absences from units longer than 180 days</li> <li>• PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days</li> </ul>	12/31/20	No	
HCV-6 Automatic Termination of the HAP Contract	Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.	6/30/21	Yes	4/20/20
HCV-7 Increase in Payment Standard	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 to do so.	6/30/21	Yes	04/27/20
HCV-8 Utility Allowance Schedule	Provides for delay in updating utility allowance schedule	6/30/21	Yes	4/20/20
HCV-9 Homeownership Counseling	Waives the requirement for the family to obtain pre-assistance counseling	6/30/21	No	
HCV-10 FUP Eligible Age	Extends the eligible age from 24 to 25 (not yet 26)	6/30/21	Yes	4/20/20

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HCV-11 FUP Length of Assistance	Extends the length of assistance for youth who will reach the 36-month limit between April 10, 2020 and June 30, 2021 for six months.	6/30/21	No	
HCV-12 FUP Timeframe for Referral	PHAs may accept referrals from child welfare agencies for youth who will leave foster care within 120 days instead of 90 days.	6/30/21	Yes	7/13/20
HCV-13 Homeownership Max Term of Assistance	PHA may extend homeownership assistance for up to 1 additional year.	6/30/21	Yes	7/13/20
HCV-14 Removal of PBV Unit from Contract	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 June 30, 2021	12/31/20	Yes	7/13/20
11b SEMAP	PHA to retain prior year SEMAP score unless requests otherwise	HUD will resume issuing new scores starting with PHAs with FYE dates of 6/30/21	Yes	4/20/20
11b-1 SEMAP	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	6/30/21	Yes	11/30/20
11b-2 SEMAP	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	6/30/21	Yes	11/30/20
11c Financial reporting	Allows for extensions of financial reporting deadlines	Varies by PHA FYE	Yes	11/30/20
12a Form HUD 50058	<ul style="list-style-type: none"> <li>• Waives the requirement to submit 50058 within 60 days</li> <li>• Alternative requirement to submit within 90 days of the effective date of action</li> </ul>	12/31/20	Yes	4/20/20
MR-1 Family Income and Composition: Delayed Annual Examination	Waives statutory and regulatory requirement to permit PHAs to delay annual reexaminations of Mod Rehab families	6/30/21	No	
MR-0 Family Income and Composition: Annual examination; Income Verification Requirements	Waives the requirements to use the income hierarchy described by Notice PIH 2018-18 and will allow PHAs to forgo third- party income verification requirements for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual reexam rather than delaying the family's annual reexam as permitted under MR-1	6/30/21	Yes	11/30/20

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<p>MR-3 Family Income and Composition: Interim Examinations</p>	<ul style="list-style-type: none"> <li>• Waives the requirements to use the income verification hierarchy as described by Notice PIH 2018-18</li> <li>• Allows PHA to forgo third-party income verification requirements for interim reexams, including the use of EIV</li> <li>• During the allowable period of eligibility, PHA may consider self-certification as the highest form of income verification to process interim reexams</li> </ul>	<p>6/30/21</p>	<p>Yes</p>	<p>11/30/20</p>
<p>MR-4 Enterprise Income Verification (EIV) Monitoring</p>	<p>Waives the mandatory EIV monitoring requirements</p>	<p>6/30/21</p>	<p>Yes</p>	<p>11/30/20</p>
<p>Mr-5 PHA Inspection Requirement: Annual Inspections</p>	<ul style="list-style-type: none"> <li>• Waives the annual inspection requirement and allows the PHA to delay annual inspections for Mod Rehab units</li> <li>• All delayed annual inspections must be completed as soon as reasonably possible but no later than one year after the date the annual inspection would have been required absent the waiver</li> </ul>	<p>6/30/21</p>	<p>Yes</p>	<p>11/30/20</p>
<p>MR-6 Adjustment of Utility Allowance</p>	<p>Waives the requirement to allow PHAs to delay the review and update of utility allowances</p>	<p>6/30/21</p>	<p>Yes</p>	<p>11/30/20</p>
<p>MS-1 Mainstream Initial Lease Term</p>	<p>PHA may enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice</p>	<p>6/30/21</p>	<p>No</p>	
<p>MS-2 Mainstream Criminal Background Screening</p>	<p>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</p>	<p>6/30/21</p>	<p>No</p>	
<p>MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority</p>	<p>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</p>	<p>6/30/21</p>	<p>No</p>	