

Vermont State Housing Authority

Summary of Public Housing and HCV Waivers and Alternative Requirements adopted by Vermont State Housing Authority (VSHA) in response to COVID-19 Pandemic

This chart: 1. must be used in conjunction with Notice PIH 2020-33, referring back to the Notice using the item code for a full description and more detailed information.
 2. summarizes the waivers authorized under this notice and the availability period for each.

Item	Statutory Authority	Regulatory Authority	Summary of alternative requirement	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption	VSHA Implementation Guidance	Comments/Considerations	
1	PH and HCV-1 PHA 5-Year and Annual Plan - reference page 6 of waiver notice	Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)	§ 903.5(a)(3), 903.5(b)(3), 903.21	Alternative dates for submission	Varies based on FYE	Yes	4/14/2020	Revised due date 10/18/20	Annual Plan approved 12/23/20
			Changes to significant amendment process	12/31/2020					
2	PH and HCV-2 Family income and composition – delayed annual reexaminations - reference page 10 of waiver notice	Section 3(a)(1)	§ 982.516(a)(1), § 960.257(a)	Permits the PHA to delay the annual reexamination of income and family composition	6/30/2021 All reexams due in CY20 must be completed by 12/31/20. Reexams due between 1/1/21 and 6/30/21 would need to be completed by 6/30/21.	Yes - SECONDARY to HCV-3	12/30/2020	This waiver will only be used as a back-stop to prevent termination of assistance	
			HCV PHAs must implement HCV-7 for impacted families if they implement this waiver				staff must increase payment standard or contract rent for PBV/MR and UA schedule/document use of waiver		
3	PH and HCV-3 Annual reexamination Income Verification - reference page 11 of Waiver Notice		§ 982.516(a)(1), § 960.257(a)	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 hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification	6/30/2021	Yes	12/30/2020	staff make every attempt to recertify families rather than delay the reexamination. Staff will accept self-certification - verification could occur over the phone (and documented) through email or postal mail with a self-certification form by the family. Staff shall remind families of their obligation to provide true and complete information.	Household stimulus payments of up to \$1200 and the temporary \$600 per week federal enhancement to unemployment insurance are not to be included in calculations of income. Regular payments of unemployment insurance (issued by the state) are treated as income, as is customary under program rules. If a family is receiving unemployment benefits due to COVID 19 and is required to continue paying childcare expense, the PHA can continue providing the deduction for childcare.
		Sub-regulatory Guidance PIH Notice 2018-18	PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later						

4	PH and HCV-4 Interim reexaminations -- reference pages 9 & 10 of waiver notice	Section 3(a)(1)	§ 5.233(a)(2), 982.516(c)(2), 982.516(c)(2), 960.257(b) and (d) Sub-regulatory Guidance PIH Notice 2018-18	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	6/30/2021	Yes	12/30/2020	Staff shall make every attempt to recertify families rather than delay the reexamination. Staff will accept self-certification - this may occur over the phone (and documented) through email or postal mail with a self-certification form by the tenant. Staff shall remind families of their obligation to provide true and complete information.	VSHA is adjusting our interim reporting policy during this time to require families to report increases in income (namely the receipt of unemployment benefits, or the increase in earnings as they go back to their normal hours/schedules) during this time.
5	PH and HCV-5 EIV System Monitoring - reference page 10 of waiver notice		§ 5.233 Sub-regulatory Guidance PIH Notice 2018-18	Waives the mandatory EIV monitoring requirements.	6/30/2021	NO	na	staff will continue monitoring EIV reports on a monthly basis	
6	PH and HCV-6 FSS Contract of Participation - reference page 11 of waiver notice		§ 984.303(d)	Provides for extensions to FSS contract of participation	6/30/2021	Yes	12/30/2020	Participants who are unable to graduate due to COVID may be granted a "good cause" extension to allow for graduation.	Unemployment benefits do not count as "earned income" and should not be counted toward escrow earnings. In addition, a participant who is furloughed is still considered employed for FSS purposes. A person who has been LAID OFF is considered unemployed
7	PH and HCV-7 Waiting List - reference page 11 of waiver notice		§ 982.206(a)(2) PIH Notice 2012-34	Waives public notice requirements for opening and closing waiting list Requires alternative process	6/30/2021	Yes	12/30/2020		
8	HQS-1 Initial Inspection - reference page 12 of waiver notice	Section 8(o)(8)(A)(i), Section 8(o)(8)(C)	§ 982.305(a), 982.305(b), 982.405	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 the 1-year anniversary of the date of the owner's certification	6/30/2021	Yes	12/30/2020	staff will accept owner certification ONLY if the situation requires AND if there are no life-threatening deficiencies	
9	HQS-2: PBV Pre-HAP Contract Inspection , PHA acceptance of completed units	Section 8(o)(8)(A)	§§ 983.301(b), 983.156(a)(1)	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 1-year anniversary date of owner's certification.	6/30/2021	yes	12/30/20		

10	HQS-3 Non-Life Threatening HQS - Initial Unit Approval - reference page 17 of waiver notice	Section 8(o)(8)(A)(ii)	HOTMA HCV Federal Register Notice January 18, 2017	Allows for extension of up to 30 days for owner repairs of non-life threatening conditions.	6/30/2021	Yes	12/30/2020	staff may provide an extension of up to an additional 30 days to the owner to make NLT repairs and continue to make payments to the owner during the period of that maximum extension. If the owner has not made the NLT repairs by the end of the PHA extension period, the PHA must withhold payments.
11	HQS-4 Initial HQS - Alternative Inspections	Section 8(o)(8)(A)(iii)	HOTMA HCV Federal Register Notice January 18, 2017	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 1-year anniversary of date of owner's certification	6/30/2020	No	na	na
12	HQS-5 Biennial Inspections - reference page 18 of waiver notice	Section 8(o)(D)	§§ 982.405(a), 983.103(d)	Allows for delay in biennial inspections PHA's must require owner certification there are no life threatening deficiencies All delayed biennial inspections must resume by 6/30/21 and be completed by 12/31/21	6/30/2020 12/31/2021 12/31/2021	Yes	12/30/2020	UPDATED GUIDANCE
13	HQS-6 Interim Inspections -- reference page 19 of waiver notice	Section 8(o)(8)(F)	§§ 982.405(g), 983.103(e)	Waives the requirement for the PHA to conduct interim inspection and requires alternative method Allows for repairs to be verified by alternative methods	6/30/2021	Yes	12/30/2020	staff will require owner certification and verification (photos, tenant certification)
14	HQS-7 PBV Turnover Inspections - reference page 20 of waiver notice		§ 983.103(c)	Allows for PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies Allows for delayed full HQS inspection NLT than 1-year anniversary of date of owner's certification.	6/30/2021	Yes	12/30/2020	staff will accept owner certification inspections must be completed 1-year anniversary of date of owner's certification
15	HQS-8: PBV HAP Contract - HQS Inspections to Add or Substitute Units - reference page 20 of waiver notice	Section 8(o)(8)(A)	§§ 983.207(a), 983.207(b)	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 than 1-year anniversary of date of owner's certification.	6/30/2021	Yes	12/30/2020	staff will accept owner certification inspections must be completed 1-year anniversary of date of owner's certification

16	HQS-9 HQS QC Inspections		§ 982.405(b)	Provides for a suspension of the requirement for QC sampling inspections	6/30/2021	Yes	12/30/2020	
17	HQS--10 HQS Space and Security - reference page 21 of waiver notice		§ 982.401(d)	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 notice (11/30/20), whichever is longer	Yes	12/30/2020	
18	HQS-11 Homeownership HQS - reference page 21 of waiver notice	Section 8(o)(8)(A)(i), Section 8(y)(3)(B)	§ 982.631(a)	Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments Requires family to obtain independent professional inspection	6/30/2021	Yes	12/30/2020	
19	HCV-1 Administrative Plan - reference page 22 of waiver notice		§ 982.54 (a)	Establishes an alternative requirement that policies may be adopted without board approval until 3/31/21 Any provisions adopted informally must be adopted formally by 6/30/21	3/31/2021 6/30/2021	Yes	12/30/2020	any informally adopted polices must be formerly adopted NLT 6/30/21
20	HCV-2 PHA Oral Breifing - reference page 22 of waiver notice		§ 982.301(a)(3), § 983.252(a)	Waives the requirement for an oral briefing Provides for alternative methods to conduct required voucher briefing	6/30/2021	Yes	12/30/2020	briefings will be done telephonically or through other electronic / video platforms
21	HCV-3 Term of Voucher - Extensions of Term - reference page 22 of waiver notice		§ 982.303(b)(1)	Allows PHAs to provide voucher extensions regardless of current PHA policy	6/30/2021	Yes	12/30/2020	30-day extensions will be provided
22	HCV-4 PHA Approval of Assisted Tenancy		§ 982.305(c)	Provides for HAP payments for contracts not executed within 60 days PHA must not pay HAP to owner until HAP contract is executed	6/30/2021	No na	na na	
23	HCV-5 Absence from unit - reference page 23 of waiver notice		§ 982.312	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	6/30/2021	Yes	12/30/2020	
24	HCV-6 Automatic Termination of the HAP Contract - (over income families) - reference page 21 of waiver notice		§ 982.455	Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.	6/30/2021	Yes	12/30/2020	
25	HCV-7 Increase in Payment Standard		§ 982.505(c)(4)	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.	6/30/2021	No	na	

26	HCV-8 Utility Allowance Schedule		§ 982.517	Provides for delay in updating utility allowance schedule	6/30/2021	No	na	VSHA updated the utility allowance schedules effective 12/1/20
27	HCV-9 Homeownership Counseling	Section 8(y)(1)(D)	§ 982.630, 982.636(d)	Waives the requirement for the family to obtain pre-assistance counseling	6/30/2021	No	na	
28	HCV-10 FUP - FUP: Youth Age Eligibility to Enter HAP Contract	Section 8(x)(2)		Allows PHAs to increase age to 26 for foster youth initial lease up	6/30/2021	Yes	12/30/2020	
29	HCV - 11 - FUP: Length of Assistance for Youth	Section 8(x)(2)		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	6/30/2021	Yes	12/30/2020	New waiver authority
30	HCV-12 - FUP: Timeframe for Referral	Section 8(x)(2)		Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days	6/30/2021	Yes	12/30/2020	New waiver authority
31	HCV-13-HOP: Maximum Term of Assistance		§ 982.634(a)	Allows a PHA to extend homeownership assistance for up to 1 additional year	6/30/2021	Yes	12/30/2020	New waiver authority
32	HCV-14: Mandatory Removal of Unit from PBV HAP Contract		§ 982.221(a); 983.258	Allows a PHA to keep a PBV unit under contract for a period of timethat extends beyond 180 days from the last HAP but does not extend beyond December 31, 2020 HUD is providing that a PHA that adopts the alternative requirment may resume housing assitance payments on behalf of a family residing in such a unit should the family's income change at any point during the period of time covered by the extension.	6/30/2021	Yes	12/30/2020	New waiver authority
33	11b -SEMAP		24 CFR Part 985	PHA to retain prior year SEMAP score unless requests otherwise	HUD will resume issuing new SEMAP scores starting with PHA with FYE dates of 6/30/21	No	NA -- VSHA has a FYE of 9/30	
34	11b-1 - SEMAP		§ 985.105(d)	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	6/30/2021	No	NA - VSHA has a FYE of 9/30	
35	11b-2 - SEMAP		§ 985.101(a)	Waives the requirement for PHAs to subit 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	6/30/2021	No	NA - VSHA has a FYE of 9/30	

36	12a PHA Reporting Requirements on HUD Form 50058		24 CFR Part 908, §982.158 regulatory guidance: Notice PIH 2011-65	Waives the requirement to submit Sub: 50058 within 60 days	12/31/2020	No	NA - VSHA has a FYE of 9/30
				Alternative requirement to submit within 90 days of the effective date of action			
37	MR-1 Family Income and Composition: Delayed Annual Examination	Section 3(a)(1)	24 CFR 882.515(a)	Waives statutory and regulatory requirement to permit PHA to delay annual reexaminations of Mod Rehab families	6/30/2021	Yes	12/30/2020
38	MR-0 Family Income and Composition: Annual Examination; Income Verification Requirements		§5.233(a)(2) Notice PIH 2018-18	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 under MR-1	6/30/2021	Yes	12/30/2020
39	MR-3 Family Income and Composition: Interim Examinations	Section 3(a)(1)	24 CFR §§ 5.233(a)(2), 882.515(b)	Waives requirements to use the income verification hierarch as described by Notice PIH 2018-18. Allows PHA to forgo third-party income verification	6/30/2021	Yes	12/30/2020
40	MR-4 Enterprise Income Verificaton (EIV) Monitoring		Notice PIH 2018-18 §5.233	Waiving the mandatory EIV monitoring requirements	6/30/2020	NO	NA
41	MR-5 PHA Inspection Requirement: Annual Inspections		Notice PIH 2018-18 §882.516(b)	Waives the annual inspection requirement and allows PHGAs to delay annual inspections for Mod Rehab units	6/30/2021	Yes	12/30/2020
				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 hae been required absent the waiver			
42	MS-1 Mainstream Initial Lease Term	Section 8(o)(7)(A)	§982.309(a)(2)(ii)	PHAs may enter initial lease terms of less than one year regardless of whether the shorter lease term is a prevailing market practice	6/30/2021	Yes	12/30/2020

43	MS-2 Mainstream Criminal Background Screening	42 U.S.C 13663(a), 42 U.S.C. 13661	PHAs may establish, as an alternative requirement, screening requirement for applicants for Mainstream vouchers which are distinct from those in place for its HCV program in general	6/30/2021	Yes	12/30/2020	VSHA will comply with the statutory (and implementing regulatory) requirements to determine if applicants are subject to a lifetime sex offender registration requirement (42 U.S.C. 13663(a) and 24 CFR 5.856) and will comply with the mandatory screening and denial requirements outlines in 42 U.S.C. 13661 and 982.553(a).
44	MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority	42 U.S.C 8013(k)(2)	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	6/30/2021	Yes	12/30/2020	

dated: 12/30/2020