

Public Housing and Housing Choice Voucher (Section 8) Waivers

Waiver	What does it do?	Will NYCHA use it?
PH and HCV 1 5-year and Annual Plan	Extends deadlines and eases significant amendment process (<i>NYCHA's FY21 Annual Plan now due Jan 16, 2021</i>)	Yes
PH and HCV-2 Annual Reexaminations	Allows PHA to delay processing annual re-examinations but must complete them by the end of 2020	No
PH and HCV-3 Income Verification	Waives Enterprise Income Verification (EIV) income hierarchy and allows income self-certification for annual recertifications	Yes
PH and HCV-4 Interim Reexaminations	Waives EIV income hierarchy and allows income self-certification for interim recertifications	Yes
PH and HCV-5 EIV System Monitoring	Waives requirement to run monthly monitoring reports	Yes (PH only)
PH and HCV-6 FSS Contract	Allows COVID-19 to be considered “good cause” for extending Family Self-Sufficiency (FSS) contract	Automatic (S8 only)
PH and HCV-7 Waiting List	Waives print media requirement for notification of opening/closing waitlist	Yes (S8 only)

Public Housing Waivers

Waiver	What does it do?	Will NYCHA use it?
PH-1 Fiscal Closeout of Capital Grant Funds	Deadline extension for Actual Development Cost Certificate (ADCC) and Actual Modernization Cost Certificate (AMCC)	Automatic
PH-2 Total Development Costs	Waives Total Development Cost (TDC) and Housing Construction Cost (HCC) limits for new public housing and Choice Neighborhood grantees	N/A
PH-3 Cost Limitations	Allows use of force account labor for modernization in certain circumstances (<i>Capital Fund Grant</i>)	Yes
PH-4 ACOP	Changes to approval process for Admissions and Continued Occupancy Policy (ACOP)	Yes, if policy changes are made to TSAP, ATAD Manual or Management Manual
PH-5 CSSR	Temporary suspension of community service requirements through the end of the year	Yes
PH-6 Energy Audits	Allows delay in submission of energy audits due in 2020	N/A

Public Housing Waivers (continued)

Waiver	What does it do?	Will NYCHA use it?
PH-7 Over-Income Families	Changes timeframes for over-income determination	No
PH-8 Resident Council Elections	Allows suspension of resident council elections upon expiration of terms	Yes
PH-9 Utility Allowance	Allows delay in updating utility allowance	N/A, updated the utility allowance schedule in January 2020
PH-10 Tenant Notification	Waives advance notice for certain policy changes	Yes
PH-11 Designated Housing Plan Renewals	Extends effective period for plans due to expire between date of PIH 2020-13 and 12/31/2020	N/A
PH-12 Public Housing Agency Annual Self-Inspections	Waives Public Housing annual inspection requirement for CY 2020	Yes

Housing Choice Voucher (Section 8) Waivers

Waiver	What does it do?	Will NYCHA use it?
HCV-1 Administrative Plan	Allows revisions without Board approval on temporary basis	Yes
HCV-2 PHA Oral Briefing	Allows required rental briefings for new households be done by alternative means	Yes
HCV-3 Term of Voucher Extensions	Allows PHA to extend voucher terms without formally changing Admin Plan	Yes
HCV-4 PHA Approval of Assisted Tenancy	Allows PHAs to make Housing Assistance Payments (HAP) notwithstanding a temporary delay in contract signatures	Yes
HCV-5 Absence from Unit	Waives requirement that PHA terminate voucher for absences longer than 180 days	No
HCV-6 Automatic Termination of HAP	Waives requirement that PHA terminate HAP for families receiving \$0 subsidy when family income increases due to COVID-19	No

Housing Choice Voucher (Section 8) Waivers (continued)

Waiver	What does it do?	Will NYCHA use it?
HCV-7 Increase in Payment Standard	Allows PHA to increase payment standard for family at any time	No, increased all payment standards in January 2020
HCV-8 Utility Allowance Schedule	Allows delay in updating utility allowance schedule	No, updated utility allowance schedule in January 2020
HCV-9 Homeownership Counseling	Waives requirement for family to obtain pre-assistance counseling	N/A
HCV-10 FUP Youth Age Eligibility	Allows PHA to increase age to 26 for foster youth initial lease-up	Yes

Housing Choice Voucher (Section 8) Waivers (continued)

Waiver	What does it do?	Will NYCHA Use It?
HCV-11 FUP Length of Assistance for Youth	Allows PHAs to extend assistance beyond the 36-month assistance period	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	Yes
HCV-13 Homeownership: Maximum Term of Assistance	PHAs may continue to provide homeownership assistance for up to one year after initial mortgage terms expire	N/A
HCV-14 Mandatory Removal of Unit from PBV HAP Contract	PHAs may use discretion to keep HAP contracts with unit owners beyond 180 days of zero housing assistance payments	Yes

Housing Quality Standards (HQS) Waivers - For Section 8 Only

Waiver	What does it do?	Will NYCHA use it?
HQS-1 Initial Inspection	Allows units to be rented without HQS inspection upon owner certification that there are no life-threatening deficiencies	Yes
HQS-2 Contract Inspections	Allows units to be added to HAP without HQS inspection upon owner certification that there are no life-threatening deficiencies	Yes
HQS-3 Non-Life Threatening HQS	Gives owners 30-day extensions to repair life-threatening deficiencies	Yes
HQS-4 Initial Alternate Inspections	Allows for owner certification of conditions	N/A
HQS-5 Biennial Inspections	Extends biennial inspection deadlines	Yes

Housing Quality Standards Waivers (continued)

Waiver	What does it do?	Will NYCHA use it?
HQS-6 Interim Inspections	Permits alternate method for verification of owner repairs following family notification that unit doesn't meet HQS	Yes
HQS-7 PBV Turnover Inspections	Allows units to be rented without prior HQS inspection upon owner certification that there are no life-threatening deficiencies	Yes
HQS-8 PBV HAP Contract	Allows units to be added to HAP without HQS inspection upon owner certification that there are no life-threatening deficiencies	Yes
HQS-9 QC Inspections	Waives Quality Control (QC) sampling inspections	Yes
HQS-10 Space and Security	Waives requirement for one bedroom per two people	No
HQS-11 Homeownership HQS	Waives initial HQS inspection	N/A

Other Waivers

Waiver	What does it do?	Will NYCHA use it?
11a PHAS	PHA retains prior year Public Housing Assessment System (PHAS) PHAS scores unless otherwise requested	Automatic
11b SEMAP	PHA retains prior year Section 8 Management Assessment Program) SEMAP scores unless otherwise requested	Automatic
11c Financial Reporting	Extends financial reporting deadlines	Automatic
12a HUD Form 50058	Waives requirement to submit HUD Form 50058 (Resident Data) within 60 days	Yes
12b Designated Housing Plan	Allows HUD to delay notification for plans submitted after 3/1/20	N/A
12c Deadline for Reporting Operating and Capital Fund Expenditures	Provides one-year deadline extension	Automatic