

## NOTICE OF WAIVER ADOPTION

On March 27, 2020, the President signed the Coronavirus Aid, Relief, and Economic Security (CARES) Act. This legislation provided the U.S. Department of Housing and Urban Development (HUD) the ability to waive statute or regulations to allow alternative requirements. This provided public housing authorities, such as RIHousing with flexibilities necessary to respond to COVID-19. RIHousing has opted to use some of the waivers that were granted, they include:

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-3 Annual reexamination: Income Verification	<u>Regulatory Authority</u> § 5.233(a)(2)  <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	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.	7/31/20	Implemented	4/13/2020
PH and HCV-4 Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1)  <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d)  <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations.	7/31/20	Implemented	4/13/2020
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2)  <u>Sub-regulatory Guidance</u> PIH Notice 2012-34	Waives public notice requirements for opening and closing waiting list.  Requires alternative process.	7/31/20	Implemented	4/13/2020
HQS-2: <u>PBV</u>	<u>Statutory</u>	Changes inspection	7/31/20	Implemented	4/13/2020

<u>Pre-HAP Contract Inspections, PHA acceptance of completed units</u>	<u>Authority:</u> Section 8(o)(8)(A)  <u>Regulatory Authority:</u> §§ 983.301(b), 983.156(a)(1)	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 October 31, 2020.	10/31/20		
HQS-3 Non-Life Threatening HQS - Initial Unit Approval	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii)  <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	Allows for extension of up to 30 days for owner repairs of non-life threatening conditions.	7/31/20	Implemented	4/13/2020
HQS-4 Initial HQS - Alternative Inspections	<u>Statutory Authority</u> Section 8(o)(8)(A)(iii)  <u>Regulatory Authority</u> 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 October 31, 2020.	7/31/20  10/31/20	Implemented	4/13/2020
HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8 (o) (D)  <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	Allows for delay in biennial inspections  All delayed biennial inspections must be completed as soon as reasonably possible but by no later than October 31, 2020.	10/31/20	Implemented	4/13/2020
HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F)  <u>Regulatory Authority</u> §§ 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.	7/31/20	Implemented	4/13/2020
HQS-7	<u>Regulatory Authority</u>	Allows for PBV turnover	7/31/20	Implemented	4/13/2020

PBV Turnover Inspections	§ 983.103(c)	units to be filled based on owner certification there are no life-threatening deficiencies.  Allows for delayed full HQS inspection	10/31/20		
HQS-8: <u>PBV HAP Contract – HQS Inspections to Add or Substitute Units</u>	<u>Statutory Authority</u> Section 8(o)(8)(A)  <u>Regulatory Authority</u> §§ 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.	7/31/20  10/31/20	Implemented	4/13/2020
HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	Provides for a suspension of the requirement for QC sampling inspections.	10/31/20	Implemented	4/13/2020
HCV-3 Term of Voucher - Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	Allows PHAs to provide voucher extensions regardless of current PHA policy.	7/31/20	Implemented	4/13/2020
HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 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.	7/31/20	Implemented	4/13/2020
HCV-5 Absence from unit	<u>Regulatory Authority</u> § 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	12/31/20	Implemented	4/13/2020
HCV-6 Automatic Termination of the HAP Contract	<u>Regulatory Authority</u> § 982.455	Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.	12/31/20	Implemented	4/13/20

