

**OCALA HOUSING AUTHORITY  
COVID-19 – HUD WAIVERS**

**PUBLIC HOUSING (PH) PROGRAM WAIVERS (REV-1)**

The U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing (PIH) issued waivers aimed at providing administrative relief and ensuring continued program operations during the COVID-19 pandemic. These waivers are directed to public housing authorities (PHAs), Indian tribes and tribally designated housing entities (TDHEs), and affect public housing, Section 8 /Housing Choice Voucher (HCV), Section 8 Project-Based Voucher (PBV), and Indian Housing programs.

The Ocala Housing Authority Board of Commissioners has chosen to implement the following waivers as they relate to the Public Housing(PH) program during the relevant applicability period. The full guidance can be found in HUD Notice PIH-2020-33 REV-2.

(Check applicable waivers)

**PH WAIVERS:**                    **HOH:** \_\_\_\_\_

\_\_\_\_\_ 1. **(PH-5) Community Service and Self-Sufficiency Requirement (CSSR):** PHA suspends all requirements for CSSR. Tenant will not need to meet the requirement until the family’s next annual reexamination. Upon the family’s next annual reexamination, PHAs should report on Form HUD-50058 each individual’s CSSR status as either exempt for those that are exempt, or pending for those that are otherwise eligible. but for which the suspension prevents a housing authority from determining compliance. After a PHA completes an annual reexamination for any family, the CSSR becomes effective again for family members for the subsequent annual reexamination cycle. The PHA will document the CSSR status of everyone on the HUD-50058. (The waiver form must be completed for each affected family member). Period of Availability expires 06/30/2021.

*Name:* \_\_\_\_\_ *Date of AR:* \_\_\_\_\_

*Exempt:* \_\_\_\_\_ *Pending:* \_\_\_\_\_

\_\_\_\_\_ 2. **(PH-7) Over-income Families:** PHA waives the requirement to terminate or charge alternative rent for to families whose income exceeds the program maximum income level for two consecutive years. HUD defined the two-year time period as two consecutive reexamination cycles. In order to be consistent with the delay in annual reexaminations permitted under waiver PH and HCV-2, HUD is waiving this requirement and is permitting families to remain in their units and to continue to pay the same rental amount until such time that a PHA conducts the next annual income recertification that would impact the family. In order to adopt this waiver, PHAs must also adopt a waiver under PH and HCV-2. Period of Availability expires 06/30/2021.

*Annual Re-exam 1:* \_\_\_\_\_ *Annual Re-exam 2:* \_\_\_\_\_

\_\_\_\_\_ 3. **(PH-9) Review and Revision of Utility Allowance:** The PHA may delay in updating utility schedule. Waiver expires 06/30/2021.

**Period of Availability:** Any review and update of utility allowances that were due at some point in time in CY 2020 must be completed by 06/30/2021.

\_\_\_\_\_ 4. **(PH-10) Tenant Notifications for Changes to Project Rules and Regulations:** PHA waives the requirement to provide 30-day advance notice of changes, *except* advance notice *must* be provided for any changes related to tenant charges. Although HUD is waiving the advanced notice, PHAs must still provide adequate notification to impacted families within 30 days of making such changes.

**Period of Availability:** The period of availability ends on 06/30/2021.

\_\_\_\_\_ 5. **(PH-13) Over Income Limit: Termination Requirement:** PHA waives the requirement for public housing families whose income has exceeded the over-income limit for the locality (120 percent of the area median income (AMI) or as established by HUD in the Implementation Notice at 83 FR 35490) for two consecutive years, a PHA must terminate the family's tenancy within 6 months of the third income determination or charge the family a monthly rent equal to the greater of: (1) the applicable Fair Market Rent (FMR); or (2) the amount of monthly subsidy for the unit, including amounts from the operating and capital fund (alternative rent). HOTMA requires HUD to determine the alternative rent options for families that remain in public housing through formal rulemaking. However, HUD has not published a final rule that implements this requirement, and PHAs are therefore not yet able to calculate alternative rents.

PHA's must update the ACOP to reflect changes to their over income policy in accordance with this waiver.

**Period of Availability:** The period of availability ends on 06/30/2021.

Date family exceeds 120% of area median income: \_\_\_\_\_

\_\_\_\_\_ 6. **(PH-14) Annual Choice of Rent:** PHA may give families no more than two opportunities to choose between a flat rent and an income-based rent within the same one year period.

**Period of Availability:** The period of availability ends on June 30, 2021.

**PH AND HCV PROGRAM COMBINED WAIVERS**

\_\_\_\_\_ 1. **(PH & HCV-2) Family Income and Composition-Delayed Annual Examination:** PHA may delay annual reexaminations of annual income and family composition. If the Annual Re-exam of income and family composition is delayed for HCV, then it must comply with the alternative requirement regarding the application of an increase in the payment standard amount during the Housing Assistance Payment (HAP) contract term (see HCV-7 above) if applicable, so as not to delay the application of the increased payment standard amount to the family's HAP calculation.

**Period of Availability:** All annual re-certifications due in Calendar Year (CY) 2020 must be completed by *December 31, 2020*.

All re-exams due between 1/1/21 and 6/30/21 need to be complete by 6/30/2021.

\_\_\_\_\_ 2. **(PH & HCV-3) Family Income and Composition- Annual Examinations – Income Verification Requirement:** PHA waives the requirement to use income hierarchy, including Enterprise Income Verification (EIV), until 06/30/2021. Allows PHA to consider self-certification as the highest form of income verification. HUD requires the PHA to address all material income discrepancies that may arise later.

\_\_\_\_\_ *Written Self- Certification*                      \_\_\_\_\_ *HOH's Oral Verification by PHA Staff*

\_\_\_\_\_ 3. **(PH & HCV-4) Family Income and Composition- Interim Examinations – Income Verification Requirement:** PHA waives the requirement to use the income hierarchy and will allow PHA to forego EIV & third- party income verification requirements until *06/30/2021* when processing interims. Allows PHA to consider self-certification as the highest form of income verification.

\_\_\_\_\_ *Written Self- Certification*                      \_\_\_\_\_ *HOH's Oral Verification by PHA Staff*

\_\_\_\_\_ 4. **(PH & HCV-5) EIV System Monitoring by PHA Management:** PHA waives the mandatory EIV monitoring requirements. Waiver expires 06/30/2021.

\_\_\_\_\_ 5. **(PH & HCV-6) Family Self-Sufficiency (FSS) Contract of Participation:** PHA may extend the family's FSS Contract of Participation using COVID-19 to qualify as the "good cause" for the extension. The extension will end *06/30/2021*.

*Original Expiration Date:* \_\_\_\_\_ *1<sup>st</sup> Extension Expiration Date:* \_\_\_\_\_

*2<sup>nd</sup> Extension Expiration Date:* \_\_\_\_\_ *Reason:* \_\_\_\_\_

PHA Property Manager \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

PHA Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

Unit Address: \_\_\_\_\_

\_\_\_\_\_