

**COVID-19 HUD Waivers Adopted by the Pawtucket Housing Authority
as outlined in Notices PIH 2020-05 and PIH 2020-13, REV 1**

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-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h)	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<ul style="list-style-type: none"> Varies based on FYE 12/31/2020 	Yes	06/11/2020
PH and HCV-2 Family income and composition – delayed annual reexaminations	<u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21 <u>Statutory Authority</u> Section 3(a)(1)	<ul style="list-style-type: none"> Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV-7 for impacted families if they implement this waiver 	<ul style="list-style-type: none"> 12/31/2020 	No	N/A
PH and HCV-3 Annual reexamination Income	<u>Regulatory Authority</u> § 5.233(a)(2) <u>Sub-regulatory</u>	<ul style="list-style-type: none"> Waives the requirements to use the income hierarchy, including the use of 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020

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Verification	<u>Guidance PIH Notice 2018-18</u>	<p>EIV, and will allow PHAs to consider self-certification as the highest form of income verification</p> <ul style="list-style-type: none"> PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 			
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	<ul style="list-style-type: none"> Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020
PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory</u>	<ul style="list-style-type: none"> Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020

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	<u>Guidance</u> PIH Notice 2018-18				
PH and HCV-6 FSS Contract of Participation	<u>Regulatory Authority</u> § 984.303(d)	<ul style="list-style-type: none"> Provides for extensions to FSS contract of participation 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020
PH and HCV-7 Waiting List	<u>Regulatory Authority</u> § 982.206(a)(2) PIH Notice 2012-34	<ul style="list-style-type: none"> Waives public notice requirements for opening and closing waiting list Requires alternative process 	<ul style="list-style-type: none"> 12/31/2020 	No	N/A
HQS-1 Initial inspection	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(o)(8)(C) <u>Regulatory Authority</u> § 982.305(a), 982.305(b), 982.405	<ul style="list-style-type: none"> 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 1-year anniversary of date of owner's certification. 	<ul style="list-style-type: none"> 12/31/2020 1-year anniversary of date of owner's certification 	Yes	04/13/2020
HQS-2: PBV Pre-HAP Contract	<u>Statutory Authority:</u> Section 8(o)(8)(A)	<ul style="list-style-type: none"> Changes inspection requirements, allowing 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020

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<u>Inspections. PHA acceptance of completed units</u>	<u>Regulatory Authority:</u> §§ 983.301(b), 983.156(a)(1)	for owner certification that there are no life-threatening deficiencies <ul style="list-style-type: none"> Where self-certification was used, PHA must inspect the unit no later than 1-year anniversary of date of owner's certification. 	<ul style="list-style-type: none"> 1-year anniversary of date of owner's certification. 		
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	<ul style="list-style-type: none"> Allows for extension of up to 30 days for owner repairs of non-life threatening conditions 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020
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,	<ul style="list-style-type: none"> Under Initial HQS Alternative Inspection Option - allows for commencement of assistance payments based on owner certification there are 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020

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	2017	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 1-year anniversary of date of owner's certification. 		
HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> Allows for delay in biennial inspections All delayed biennial inspections must be completed as soon as reasonably possible but by no later than 1-year after the date on which the biennial inspection would have been required absent the waiver. 	<ul style="list-style-type: none"> 10/31/2020 1-year after the date on which the biennial inspection would have been required absent the waiver 	No	
HQS-6 Interim Inspections	<u>Statutory Authority</u> Section 8(o)(8)(F) <u>Regulatory Authority</u> §§ 982.405(g), § 983.103(e)	<ul style="list-style-type: none"> Waives the requirement for the PHA to conduct interim inspection and requires alternative method 	<ul style="list-style-type: none"> 12/31/2020 	No	

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HQS-7 PBV Turnover Inspections	<u>Regulatory Authority § 983.103(c)</u>	<ul style="list-style-type: none"> Allows for repairs to be verified by alternative methods 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 no later than 1-year anniversary of date of owner's certification. 	<ul style="list-style-type: none"> 12/31/2020 1-year anniversary of date of owner's certification. 	Yes	04/13/2020
HQS-8: PBV HAP Contract – HQS Inspections to Add or Substitute Units	<u>Statutory Authority Section 8(o)(8)(A) Regulatory Authority §§ 983.207(a), 983.207(b)</u>	<ul style="list-style-type: none"> 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 no later than 1-year anniversary of date of owner's certification 	<ul style="list-style-type: none"> 12/31/2020 1-year anniversary of date of owner's certification. 	Yes	04/13/2020

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HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020
HQS--10 HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> 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, whichever is longer	No	
HQS-11 Homeownership HQS	<u>Statutory Authority</u> Section 8(o)(8)(A)(i), Section 8(y)(3)(B) <u>Regulatory Authority</u> § 982.631(a)	<ul style="list-style-type: none"> Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments Requires family to obtain independent professional inspection 	<ul style="list-style-type: none"> 12/31/2020 	No	
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> Waives the requirement to adopt revisions to the admin plan Any provisions adopted informally must be adopted 	<ul style="list-style-type: none"> 9/30/2020 12/31/2020 	Yes	04/13/2020

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HCV-2 PHA Oral Briefing	<u>Regulatory Authority</u> § 982.301(a)(3) § 983.252(a)	<p>formally NLT December 31, 2020.</p> <ul style="list-style-type: none"> • Waives the requirement for an oral briefing • Provides for alternative methods to conduct required voucher briefing 	<ul style="list-style-type: none"> • 12/31/2020 	Yes	04/13/2020
HCV-3 Term of Voucher - Extensions of Term	<u>Regulatory Authority</u> § 982.303(b)(1)	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy 	<ul style="list-style-type: none"> • 12/31/2020 	Yes	04/13/2020
HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority</u> § 982.305(c)	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP contract is executed 	<ul style="list-style-type: none"> • 12/31/2020 	Yes	04/13/2020
HCV-5 Absence from unit	<u>Regulatory Authority</u> § 982.312	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/20 for 	<ul style="list-style-type: none"> • 12/31/2020 	Yes	04/13/2020

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HCV-6 Automatic Termination of the HAP Contract	<u>Regulatory Authority § 982.455</u>	<ul style="list-style-type: none"> units vacant more than 180 consecutive days Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. 	<ul style="list-style-type: none"> 12/31/2020 	Yes	04/13/2020
HCV-7 Increase in Payment Standard	<u>Regulatory Authority § 982.505(c)(4)</u>	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 12/31/2020 	No	
HCV-8 Utility Allowance Schedule	<u>Regulatory Authority § 982.517</u>	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/2020 	No	
HCV-9 Homeownership Counseling	<u>Statutory Authority Section 8(y)(1)(D)</u> <u>Regulatory Authority § 982.630, 982.636(d)</u>	<ul style="list-style-type: none"> Waives the requirement for the family to obtain pre-assistance counseling 	<ul style="list-style-type: none"> 12/31/2020 	Yes	07/15/2020

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HCV-10 FUP	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> Allows PHAs to increase age to 26 for foster youth initial lease up 	<ul style="list-style-type: none"> 12/31/2020 	N/A	
HCV-11 Family Unification Program (FUP): Length of Assistance for Youth	<u>Statutory Authority</u> Section 8(x)(2)	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 12/31/2020 	N/A	
HCV-12 Family Unification Program (FUP): Timeframe for Referral	Statutory Authority	<ul style="list-style-type: none"> Allows PHAs to accept referrals of otherwise eligible youth who will leave foster care within 120 days 	<ul style="list-style-type: none"> 12/31/2020 	N/A	
HCV-13 Homeownership: Maximum Term	Regulatory Authority	<ul style="list-style-type: none"> Allows a PHA to extend homeownership 	<ul style="list-style-type: none"> 12/31/2020 	No	
HCV-14 Mandatory Removal of Unit from PBV HAP	Regulatory Authority	<ul style="list-style-type: none"> Allows a PHA to keep a PBV unit under contract for 	<ul style="list-style-type: none"> 12/31/2020 	Yes	

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Contract		<p>a period of time that extends beyond 180 from the last HAP but does not extend beyond December 31, 2020</p>			
PH-1 Fiscal closeout of Capital Grant Funds	Section 8(x)(2)	<ul style="list-style-type: none"> Extension of deadlines for ADCC and AMCC 	Varies by PHA	No	
PH-2 Total Development Costs	<u>Regulatory Authority</u> § 905.314(c) – (d)	<ul style="list-style-type: none"> Waives the TDC and HCC limits permitting approval of amounts in excess of published TDC by 25% to 50% on a case by case basis 	<ul style="list-style-type: none"> Applies to development proposals submitted to HUD no later than December 31, 2021. 	No	
PH-3 Cost and Other Limitations: Types of Labor	<u>Regulatory Authority</u> § 905.314(j)	<ul style="list-style-type: none"> Allows for the use of force account labor for modernization activities in certain circumstances 	<ul style="list-style-type: none"> 12/31/2020 	No	
PH-4 ACOP	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> Establishes an alternative 	<ul style="list-style-type: none"> 9/30/2020 	Yes	04/13/2020

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Adoption of Tenant Selection Policies		<p>requirement that policies may be adopted without board approval.</p> <ul style="list-style-type: none"> Any provisions adopted informally must be adopted formally NLT December 31, 2020. 	<ul style="list-style-type: none"> 12/31/2020 		
PH-5 CSSR	<p><u>Statutory Authority</u> Section 12(c)</p> <p><u>Regulatory Authority</u> § 960.603(a) and 960.603(b)</p>	<ul style="list-style-type: none"> Temporarily suspends CSSR 	<ul style="list-style-type: none"> 3/31/2021 	Yes	04/13/2020
PH-6 Energy Audits	<p><u>Regulatory Authority</u> § 965.302</p>	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	One year beyond 2020 audit deadline	No	
PH-7 Over-income families	<p>Housing Opportunity Through Modernization Act of 2016: Final Implementation of the Public Housing Income Limit 83 FR 35490 Notice: Notice PIH</p>	<ul style="list-style-type: none"> Changes to timeframes for determination of over-income 	<ul style="list-style-type: none"> 12/31/2020 	No	

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	2019-11				
PH-8 Resident Council Elections	<u>Regulatory Authority § 964.130(a)(1)</u>	<ul style="list-style-type: none"> Provides for delay in resident council elections 	<ul style="list-style-type: none"> 12/31/2020 	N/A	
PH-9 Utility Allowance	<u>Regulatory Authority § 965.507</u>	<ul style="list-style-type: none"> Provides for delay in updating utility allowance schedule 	<ul style="list-style-type: none"> 12/31/2020 	N/A	
PH-10 Tenant notifications	<u>Regulatory Authority § 966.5</u>	<ul style="list-style-type: none"> Advance notice not required except for policies related to tenant charges 	<ul style="list-style-type: none"> 12/31/2020 	No	04/13/2020
PH-11 Designated Housing Plan Renewals	<u>Statutory Authority: Section 7(f)</u>	<ul style="list-style-type: none"> Extends the Plan's effective period through December 31, 2020, for Plans due to expire between the date of this Notice and December 31, 2020. 	<ul style="list-style-type: none"> 12/31/2020 	N/A	
11a PHAS	<u>Regulatory Authority 24 CFR Part 902</u>	<ul style="list-style-type: none"> Allows for alternatives related to inspections PHA to retain prior year PHAS score unless requests otherwise 	HUD will resume issuing new PHAS scores starting with PHAs with FYE dates of 3/31/21	N/A	N/A
11b SEMAP	<u>Regulatory Authority 24 CFR Part 985</u>	<ul style="list-style-type: none"> PHA to retain prior year SEMAP score 	HUD will resume issuing new SEMAP	N/A	N/A

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		unless requests otherwise	scores starting with PHAs with FYE dates of 3/31/2021		
11c Financial reporting	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by PHA FYE	No	
PH-12 Public Housing Agency Annual Self-Inspections	<u>Statutory Authority:</u>	<ul style="list-style-type: none"> Waives the requirement that the PHA must inspect each project 	<ul style="list-style-type: none"> 12/31/2020 	Yes	07/13/2020
12a Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action 	<ul style="list-style-type: none"> 12/31/2020 	No	
12b Designated housing plan	<u>Statutory Authority</u> Section 7(e)(1)	<ul style="list-style-type: none"> Allows for HUD to delay notification about designated housing plan 	<ul style="list-style-type: none"> 12/31/2020 	N/A	N/A
12c Deadline for reporting Operating and Capital Fund	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> Provides a one-year extension 	<ul style="list-style-type: none"> For all open Capital Fund grants, one-year extension from the obligation and 	No	

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expenditures			expenditure end dates in LOCCS as of April 10, 2020.		