



INLIVIAN Implemented COVID-19 Statutory and Regulatory Waivers and Alternative Requirements

Per HUD Notices PIH 2020-5, PIH 2020-13, and PIH 2021-14 (HA) COVID-19 Statutory and Regulatory Waivers and Alternative Requirements, INLIVIAN is utilizing the following waivers and alternative requirements:

Item	Summary of alternative requirements	Waiver Expires	Extension	Implemented
PH and HCV-2: Family Income and Composition: Delayed Annual Examinations	Permits INLIVIAN to delay the annual reexamination of income and family composition. INLIVIAN must implement HCV-7 for impacted families if this waiver is implemented. All annual reexaminations due in CY 2021 must be completed by December 31, 2021. All annual reexaminations that were due in Calendar Year 2020 (CY20) must have been completed by December 31, 2020.	12/31/20	06/30/21 12/31/21	04/10/20
PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements	Waives the requirements to use the income hierarchy, including the use of EIV, and will allow INLIVIANs 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.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20



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PH and HCV-4: Family Income and Composition: Interim Examinations	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20
PH and HCV-5: Enterprise Income Verification (EIV) Monitoring	Waives the mandatory EIV monitoring requirements.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20
PH and HCV-6: Family Self- Sufficiency (FSS) Contract of Participation: Contract Extension	Provides for extensions to the Family Self-Sufficiency (FSS) Contract of Participation.	12/31/20	06/30/21 12/31/21	04/10/20
PH and HCV-7: Waiting List Opening and Closing; Public Notice	Provides an alternate requirement that INLIVIAN may provide the public notice for opening and closing the waiting list in a voicemail message on its main or general information phone number and through its website.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/2020
PH and HCV-8: Eligibility Determination: Income Verification	HUD is waiving the third-party income verification requirements for applicants and, alternatively, will allow INLIVIAN to consider self-certification as the highest form of income verification at admission. Applicants must submit an affidavit attesting to	12/31/21		05/04/21



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	<p>reported income, assets, expenses and other factors which would affect an income eligibility determination.</p> <p>For each new admission (form HUD-50058 action type 1) under this waiver, INLIVIAN must: review the EIV Income Report and the IVT Reports to confirm/validate family-reported income within 90 days of the Inventory Management System Public and Indian Housing Information Center (IMS/PIC) submission date; print and maintain copies of the EIV Income and IVT Reports in the tenant file; and resolve any income discrepancy with the family within 60 days of the EIV Income or IVT Report dates.</p> <p>This waiver is being used for Emergency Housing Vouchers (EHV) only.</p>			
<p>PH and HCV-9: Eligibility Determination: Social Security Number and Citizenship Verification</p>	<p>HUD is waiving the requirement to obtain and verify SSN documentation and documentation evidencing eligible noncitizen status before admitting applicants to the HCV and Public Housing programs. As an alternative requirement, such individuals must provide the required documentation within 90 days of admission to be eligible for continued assistance,</p>	<p>12/31/21</p>		<p>05/04/21</p>



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	<p>pending verification.</p> <p>This waiver is being used for Emergency Housing Vouchers (EHV) only.</p>			
<p>HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units</p>	<p>HUD is waiving the HQS inspection requirement allowing INLIVIAN to rely on the owner’s certification that the owner has no reasonable basis to have knowledge that life- threatening conditions exist in the unit or units in question. At minimum, the PHA must require the owner’s certification.</p> <p>The period of availability for PHAs to accept an owner’s self-certification for the pre-HAP inspection/completion of work requirement ends on December 31, 2021. For any unit for which INLIVIAN accepted an owner’s self-certification, INLIVIAN must conduct an HQS inspection as soon as reasonably possible but no later than June 30, 2022.</p>	12/31/20	06/30/21 12/31/21	04/10/20
<p>HQS-3: Initial Inspection: Non-life threatening Deficiencies (NLT) Option</p>	<p>Allows for an extension of up to 30 days for owner repairs of non-life threatening (NLT) conditions and continue to make payments to the owner during the period of that maximum 30-day extension.</p>	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20



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HQS-5: HQS Inspection Requirement: Biennial Inspections	<p>INLIVIAN may delay biennial inspections for both tenant-based and PBV units and instead, INLIVIAN may rely on the owner’s certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. At minimum, INLIVIAN must require this owner certification.</p> <p>This waiver and alternative requirement may also be applied to PHA-owned units if the independent entity is unable to perform the inspection.</p> <p>INLIVIAN must resume biennial inspections by December 31, 2021. INLIVIAN must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than June 30, 2022 and must conduct all delayed biennial inspections from CY 2021 as soon as reasonably possible but no later than December 31, 2022.</p>	10/31/20	12/31/20 06/30/21 12/31/21	04/10/20
HQS-6: HQS Interim Inspections	<p>This waiver establishes an alternative requirement for both tenant-based and PBV units. If the reported deficiency is life-threatening, INLIVIAN must notify the owner of the reported life-threatening deficiency and that the owner must either correct the life-</p>	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20



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	<p>threatening deficiency within 24 hours of the notification or provide documentation that the reported deficiency does not exist.</p> <p>If the reported deficiency is non-life-threatening, INLIVIAN must notify the owner of the reported deficiency within 30 days and the owner must either make the repair or document that the deficiency does not exist within 30 days of the notification or any approved extension.</p> <p>INLIVIAN is not required to conduct an on-site inspection to verify the repairs have been made but may rely on alternative verification methods.</p>			
HQS-9: HQS Quality Control Inspections	Waives the requirement for Quality Control sampling inspections.	10/31/20	12/31/20 06/30/21 12/31/21	04/10/20
HQS-10: HQS Space and Security	HUD is waiving the requirement that each dwelling unit have at least one (1) bedroom or living/sleeping room for every two (2) persons to assist a current participant that needs to add a member or members to the assisted household as a result of the COVID-19 pandemic, and the additional family members would result in the unit not meeting the space and security standards.	12/31/20	For any family occupying a unit that does not meet the space and security requirements pursuant to this waiver, the waiver	04/10/20



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	This provision does not apply to an initial or new lease.		will be in effect for the duration of the current lease term or one year from the date of this Notice, whichever period of time is longer.	
HQS-11: Homeownership Initial HQS Inspection	Waives the requirement to perform an initial HQS inspection in order to begin making homeownership assistance payments. Requires the family to obtain an independent professional inspection.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20
HCV-1: Administrative Plan	INLIVIAN can revise policies may be adopted without board approval (Administrative Plan). Revisions must be formally adopted by December 31, 2021.	07/31/20	12/31/20 03/01/21 09/31/21	04/10/20
HCV-2: PHA Oral Briefing	Waives the requirement for INLIVIAN to brief households new to HCV or PBV in person, allowing for briefings and materials to be presented by electronic or other means.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20
HCV-3: Term of Voucher – Extensions of Term	Allows INLIVIAN to provide voucher extensions regardless of their current policy.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20



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HCV-4: PHA Approval of Assisted Tenancy: When HAP Contract is Executed	Allows INLIVIAN to execute HAP contracts after the normally 60-day period from the beginning of the lease term. INLIVIAN must not pay HAP to owner until HAP contract is executed.	07/31/20	12/31/20 06/30/21 12/31/21	04/10/20
HCV-5: Absence from Unit	Provides INLIVIAN discretion on absences from units longer than 180 days.	12/31/20	06/30/21 12/31/21	04/10/20
HCV-6: Automatic Termination of HAP Contract	Allows INLIVIAN to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically.	12/31/20	06/30/21 12/31/21	04/10/20
HCV-7: Increase in Payment Standard During HAP Contract Term	Provides INLIVIAN 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.	12/31/20	06/30/21 12/31/21	04/10/20
HCV-10: Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract	Allows INLIVIANs to increase age to 26 for foster youth initial lease up	12/31/20	06/30/21 12/31/21	04/10/20



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HCV-11: Family Unification Program (FUP): Length of Assistance for Youth	Allows INLIVIAN to suspend terminations of assistance for FUP youth who will reach the 36-month limit between April 10, 2020 and June 30, 2020. INLIVIAN may suspend terminations of assistance for a period of up to six months from the date the youth's assistance would have been terminated absent this waiver.	12/31/20	06/30/21 12/31/21	07/02/20
HCV-12: Family Unification Program (FUP): Timeframe for Referral	Allows INLIVIAN to accept referrals of otherwise eligible youth who will leave foster care within 120 days.	12/31/20	06/30/21 12/31/21	07/02/20
HCV-14: Mandatory removal of unit from PBV HAP Contract	Provides an alternative requirement to keep units under contract that have not received HAP payments in 180 days.	12/31/20	06/30/21 12/31/21	07/02/20
HCV-15: Project-Based Voucher (PBV) and Enhanced Voucher (EV) Provisions on Under-Occupied Units	HUD is waiving the occupancy standard requirements so that INLIVIAN may allow a family to initially lease an under-occupied PBV or RAD PBV unit (a unit that has more bedrooms than what the family qualifies for under PHA subsidy standards) under the following circumstances: <ul style="list-style-type: none"> • INLIVIAN may approve a homeless family on the waiting list (or a homeless family referred 	12/31/21		05/04/21



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	<p>as part of the HUD-VASH program, if applicable) to initially lease an under-occupied PBV or RAD PBV unit, provided there are no families on the waiting list, after outreach and marketing, that qualify for the PBV or RAD PBV unit. The family will become subject to § 983.260 no later than the end of the lease term following the expiration of this waiver.</p> <ul style="list-style-type: none"> • INLIVIAN may allow a family currently occupying an under-occupied PBV unit (or a RAD PBV unit that the family leased after conversion) to remain in the unit until the end of the lease term following the expiration of this waiver, at which time the family will become subject to § 983.260. 			
12a: PHA Reporting Requirements on HUD Form 50058	<p>Waives the requirement to submit 50058 within 60 days.</p> <p>Alternative requirement to submit within 90 days of the effective date of action.</p>	12/31/20		04/10/20