



City of Mesa Housing – HCV Waivers
Effective - April 24, 2020

Item	Statutory and regulatory waivers	Summary of alternative requirement	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH & HCV-2 Family income and composition – delayed annual reexamination	Statutory Authority Section 3(a)(1) Regulatory Authority 982.516(a)(1), 960.257(a)	Permits the PHA to delay the annual reexamination of income and family composition HCV PHAs must implement HCV-7 for impacted families if the implement this waiver	12/31/20	Y	4/24/20
PH & HCV-3 Annual	Regulatory Authority 5.233(a)(2) Sub-regulatory Guidance 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	12/31/20 <i>Revised 7/2/20</i>	Y	4/24/20

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PIH & HCV-4 Interim reexaminations	Statutory Authority Section 3(a)(1) Regulatory Authority 5.23(a)(2) 982.516(a)(2) 960.257(b) and (d) Sub-regulatory Guidance PIH Notice 2018-18	Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations	12/31/20 <i>Revised 7/2/20</i>	Y	4/24/20
PH & HCV-6 FSS Contract of Participation	Regulatory Authority 984-303(d)	Provides the extensions to FSS contract of participants	12/31/20	Y	4/24/20
HQS-5 Biennial Inspections	Statutory Authority Section 8(o)(D) Regulatory Authority 982.405(a), 983.103(d)	Allows for delay in biennial inspections. All Delayed biennial inspections must be completed as soon as reasonably possibly but by no later than 1-year after the date on which biennial inspection would have been required absent the waiver.	10/31/20 <i>1-year after the date on which biennial inspection would have been required absent the waiver.</i>	Y	4/24/20

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HQS-6 Interim Inspections	Statutory Authority Section 8(o)(8)(F) Regulatory Authority 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	12/31/20 <i>Revised 7/2/20</i>	Y	4/24/20
HQS-9 HQS QC Inspections	Regulatory Authority 982.405(b)	Provides for a suspension of the requirement for QC sampling inspections	12/31/20 <i>Revised 7/2/20</i>	Y	4/24/20
HQS-10 HQS Space and Security	Regulatory Authority 982.401(d)	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	Y	4/24/20
HCV-2 PHA Oral Briefing	Regulatory Authority 982.301(a)(3) 983.252(a)	Waives the requirement for an oral briefing Provides for alternative methods to conduct required voucher briefing	12/31/20 <i>Revised 7/2/20</i>	Y	4/24/20

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HCV-3 Term of Voucher – Extensions of Term	Regulatory Authority 982.303(b)(1)	Allows PHAs to provide voucher extensions regardless of current PHA policy	12/31/20 <i>Revised 7/2/20</i>	Y	4/24/20
HCV-5 Absence from unit	Regulatory Authority 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	Y	4/24/20
HCV-7 Increase of Payment Standard	Regulatory Authority 982.505(c)(4)	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	12/31/20	Y	4/24/20
HCV-10 FUP	Statutory Authority Section 8(x)(2)	Allows PHAs to increase age to 26 for foster youth initial lease up	12/31/20	Y	4/24/20

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12a Form HUD 50058	Regulatory Authority 24 CFR Part 908 982.158 Statutory Guidance PIH Notice 2011-65	Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action	12/31/20	Y	4/24/20