

Waivers and Streamlining that Support Voucher Utilization

This quickly summarizes existing waivers and streamlining opportunities that may facilitate HCV leasing. Waiver details are contained in [PIH-2020-33](#) and waiver items are enumerated in the notice as shown below. *Read the Notice for full waiver requirements, in particular: period of availability for those listed below ends 6/30/21 unless further extended, no HUD pre-approval required but keep written records of adoption, and public and stakeholder notification.*

➤ Initial Inspections and Follow-Up:

- HQS-1: Initial Inspection Requirement: Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies. Must inspect within one year.
- HQS-3: Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option: Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions.
- HQS-4: HQS Initial Inspection Requirement: Alternative Inspection Option: Allows for commencement of assistance payments based on owner certification there are no life-threatening deficiencies, for those using Alternative Inspections. Must inspect within one year.

For PBV

- HQS-2: Project-Based Voucher (PBV) Pre-HAP Contract Inspections: PHA Acceptance of Completed Units: Changes inspection requirements, allowing for owner certification that there are no life-threatening deficiencies.
- HQS-7: PBV Turnover Unit Inspections: Allows PBV turnover units to be filled based on owner certification there are no life-threatening deficiencies.

Remote Video Inspections (RVI) are described in [PIH-2020-31](#).

➤ Voucher Briefing, Issuance Term, HAP Contract Execution

- HCV-2: Information When Family is Selected: PHA Oral Briefing: Provides for alternative methods to conduct required voucher briefing. (Also see [PIH 2020-32](#) for related guidance for remote briefings and hearings).
- HCV-3: Term of Voucher: Extensions of Term: Allows PHAs to provide voucher extensions regardless of current PHA policy.
- HCV-4: PHA Approval of Assisted Tenancy: When HAP Contract is Executed: Provides for HAP payments for contracts not executed within 60 days.

➤ Utilization of Funds

- HCV-7: Increase in Payment Standard During HAP Contract Term: 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.

➤ Mainstream Leasing

- MS-1 Mainstream Initial Lease Term: Less than 1 year even if not local market norm.
- MS-2 Mainstream Criminal Background Screening: Use alternative to criteria used in main HCV program.
- MS-3 Mainstream Age Eligibility to Enter HAP Contract Statutory Authority: Include those issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract.

➤ Family Unification Leasing

- HCV-10: Family Unification Program (FUP): FUP Youth Age Eligibility to Enter HAP Contract: Allows PHAs to increase age to 26 for foster youth initial lease up.
- HCV-12: Family Unification Program (FUP): Timeframe for Referral: Due to the COVID-19 pandemic, it may be difficult for youth to find units that are available for lease within the 90-day timeframe. PHAs may accept referrals from child welfare agencies for youth who will leave foster care within 120 days. This waiver may also be applied to the FYI initiative.