



NOTICE OF TEMPORARY POLICY WAIVERS – Updated 6/30/2021

As permitted by Congress in the CARES Act and implemented by HUD in PIH Notice 2020-05 (issued April 10, 2020), PIH Notice 2020-33 REV2 (issued November 30, 2020), and PIH Notice 2021-14 (issued May 4, 2021) the St. Paul PHA has adopted the waivers of policies and procedures listed below during the COVID-19 pandemic, for the following reasons:

- To continue providing safe, affordable, quality housing to residents of PHA-owned housing and participants in the Housing Choice Voucher program; and
- To protect the health and safety of those residents and participants, PHA staff, service providers, visitors and the community, to the greatest extent feasible.

Some of the waivers listed below are used only as needed, for example waiving 3rd party verification. PHA staff will continue to evaluate the need to adopt other available waivers.

HUD Waiver PIH & HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
PH & HCV 3	Annual Re-Examinations Family Income & Composition Verification; Allow Self-certification; EIV not required	PHA must address discrepancies later HCV PHAs must implement HCV-7 for impacted families if they implement this waiver	PH only: 4/20/2020	12/31/2021	

HUD Waiver PIH & HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
PH & HCV 4	Interim Re-Examinations Family Income & Composition Verification; Allow Self-certification; EIV not required.	Address discrepancies later	PH only: 3/31/2020	12/31/2021	Adding 18-yr-old to lease: a. Through email or postal mail b. Self-certification c. Allow Spouse or Other Adult to initiate Interim
PH & HCV 5	EIV Monitoring		PH only: 3/31/2020	12/31/2021	

HUD Waiver HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
HCV-1	Admin Plan: Suspend Board approval for policy revisions	Policy changes must be formally adopted by 9/30/2021	3/27/2020	12/31/2021	
HCV-2	Briefing appointments allowed via mail	Effective communication; meaningful access	3/27/2020	12/31/2021	
HCV-3	Additional shopping time		5/19/2020	12/31/2021	
HCV-4	PHA Approval of Tenancy: HAP Execution date extended	Provides for HAP payments for contracts not executed within 60 days; PHA must not pay HAP to owner until HAP contract is executed	3/27/2020	12/31/2021	
HCV-11	Family Unification Program (FUP): Length of Assistance for Youth		9/1/2020	12/31/2021	As Needed.

HUD Waiver HCV #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
HCV-14	Mandatory Removal of Unit from PBV HAP Contract		8/13/2020	12/31/2021	Used once.
(MS-3)	Mainstream Vouchers; Eligible Age Extended		11/1/2020	12/31/2021	

HUD Waiver HQS #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
HQS-2	PBV Pre-HAP HQS Inspections: PHA Accepting Units	Physical inspection within 1 year of date unit was certified. Where self-certification was used, PHA must inspect the unit no later than 6/30/22	10/15/2020	12/31/2021	
HQS-5	Biennial Inspection Extension of up to 1 additional year	PHAs must require owner certification there are no life-threatening deficiencies PHAs must conduct all delayed biennial inspections from CY 2020 as soon as reasonably possible but no later than 6/20/22, and must conduct all delayed biennial inspections from CY 2021 as soon as reasonably possible but no later than 12/31/22.	6/30/2021	12/31/2021	Used once.

HQS-8	PBV HQS Inspections Prior to Adding/Substituting Units	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 NLT 6/30/22	11/1/2020	12/31/2021 6/30/2022	
HQS-9	SEMAP Quality Control Inspections: Suspend		3/27/20	12/31/2021	

HUD Waiver Public Housing #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
PH-5	Community Service: Waive requirements until the next reexamination. ¹		4/17/2020	Effective for all annual reexaminations completed between 5/4/21 through 4/30/22.	
PH-7	Over-income families: Delay until next annual re-exam		4/17/2020	12/31/21	
PH-10	Tenant Notifications for Changes to Project Rules and Regulations	Advance notice not required except for policies	4/17/2020	12/31/21	

¹ At a PHA that adopts this waiver, “tenants will not be subject to this requirement at 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.

HUD Waiver Public Housing #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
		related to tenant charges			
PH-12	Annual PHA self-inspections requirement waived		4/17/2020	6/30/2021	

HUD Waiver Other #	Subject	Alternative Requirements	Date PHA Adopted	End Date	Comments
11a	PHAS: Retain prior year score		4/17/2020	FYE 3/31/2021	
11b	SEMAP: Retain prior year score		4/17/2020	FYE 3/31/2021	
11c	Financial reporting: Extensions allowed		4/17/2020	“Varies by PHA FYE”	

For more information about these waivers, participants in the PHA’s Housing Choice Voucher Program may contact their Housing Specialist. For other questions, please contact Al Hester, PHA Housing Policy Director, al.hester@stpha.org, 651-292-6173.