

HUD Waivers for COVID-19 State of Emergency Resident/Participant Summary

Click [here](#) for the full text of HUD waivers implemented by Home Forward

- 1. PH and HCV-2: Family Income and Composition - Delayed Annual Re-examinations** - If a Resident or Participant has a review due, Home Forward will work to complete it on the regular schedule. If there is a COVID-related reason that isn't possible, the review may be delayed.
- 2. PH and HCV-3 Annual Re-examination Income Verification** - If residents and participants have a regular re-examination due and they are unable to collect third-party documentation of income, Home Forward may use self-certification of income in its place.
- 3. PH and HCV-4: Interim Re-examinations** - If residents and participants want to process an interim (such as income decrease) and they are unable to collect third-party documentation of income, Home Forward may use self-certification of income in its place.
- 4. PH and HCV-6: FSS Contract of Participation** - If a family in the GOALS program has a COVID-related hardship that affects their participation, they will be able to stay in the program for up to two more years.
- 5. HQS-1: Initial Inspection** - Home Forward will generally not send inspectors for physical inspections to occupied units. If a Participant is already living in a unit when an initial inspection is due, the Landlord will self-certify that the apartment meets to acceptable standard. After the emergency, a physical inspection will take place.
- 6. HQS-5: Biennial Inspection** - Scheduled inspections may be postponed.
- 7. HQS-6: Interim Inspections** - Home Forward will generally not send inspectors for physical inspections to occupied units. Landlords may use a form to self-certify that repairs have been completed.
- 8. HQS-7: PBV Turnover Inspections** - Home Forward will generally not send inspectors for physical inspections to occupied units. Landlords can self-certify that units meet acceptable standards. After the emergency ends, a physical inspection will take place.
- 9. HQS-8: PBV HAP Contract** - HQS Inspections to Add or Substitute Units - Home Forward will generally not send inspectors for physical inspections to occupied units. Landlords can self-certify that units meet acceptable standards. After the emergency ends, a physical inspection will take place.
- 10. HQS-9: HQS QC Inspections** - Home Forward will not send inspectors for physical inspections to occupied units.
- 11. HQS-10: Space and Security** - Home Forward will not require that the Resident or Participant transfer to a different size unit, if there are more than the allowable number of people living in a unit for the size of the unit.
- 12. HCV-1: Administrative Plan** - Usually, if Home Forward were to make a significant change to the Administrative Plan, they would have to present the change to the Board of Commissioners at a public meeting. With this waiver, we can make emergency changes without going through that process.
- 13. HCV-2: PHA Oral Briefing** - Home Forward will not have in-person, group briefings for new Housing Choice Voucher Participants. Instead, the briefing will be held by phone or other electronic medium and Participants will receive the materials to review independently.

14. **HCV-3: Term of Voucher** - Extensions of Term - If Participants are unable to find a unit in which to use their new voucher within 120 days, they will continue to get extensions to use it.
15. **HCV-4: PHA Approval of Assisted Tenancy** - Home Forward may execute HAP contracts that go beyond the 60-day period. We will work with landlords to have contract signed as quickly as possible.
16. **HCV-5: Absence from Unit** - Until 12/31/2020, being absent from a unit for longer than 180 days in a row will not automatically be considered a program violation.
17. **HCV-6: Automatic Termination of the HAP Contract** - Until 12/31/2020, Home Forward will not automatically terminate assistance after 180 days of paying zero subsidy.
18. **HCV-10: FUP** - Currently, Home Forward can only serve foster youth who are 24 or younger with a FUP voucher. With this waiver, foster youth who are 26 or younger are eligible for FUP vouchers.
19. **PH-4: ACOP (Admissions and Continued Occupancy Policy)** - Usually, if Home Forward were to make a significant change to policy, they would have to present the change to the Board of Commissioners. With this waiver, we can make emergency changes without going through that process.