



Housing Authority of San Angelo  
420 East 28<sup>th</sup> Street  
San Angelo, TX 79603

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## COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing and Housing Choice Voucher programs NOTICE PIH 2021-14

The Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law 116-136) provides the U.S. Department of Housing and Urban Development (HUD) with broad authority to waive or establish alternative requirements for numerous statutory and regulatory requirements for the Public Housing program, Housing Choice Voucher (HCV) program, Indian Housing Block Grant (IHBG) program, and Indian Community Development Block Grant (ICDBG) program.

In Notice PIH 2020-05, published on April 10, 2020, HUD exercised its authority under the CARES Act to establish waivers and administrative flexibilities to provide relief to Public Housing Agencies (PHAs), Indian tribes, and Tribally Designated Housing Entities (TDHEs) in response to the COVID-19 pandemic. PIH subsequently published Notices PIH 2020-13 and 2020-33, which restated all previously established waivers and alternative requirements from preceding notices, provided additional waivers and alternative requirements, extended the periods of availability for previously established waivers and alternative requirements, and issued technical amendments to several of the previously established waivers and alternative requirements. Additionally, HUD published Notices PIH 2020-20 and PIH 2020-22, which provided waivers and alternative requirements specific to the Section 8 Moderate Rehabilitation (Mod Rehab) Program and Mainstream vouchers, respectively, and which were incorporated into Notice PIH 2020-33. This notice restates and/or revises the waivers and alternative requirements included previously in Notice PIH 2020-33, carries forward information on previously specified HUD actions, adds new waivers and alternative requirements, and extends the period of availability of most waivers until **December 31, 2021**. PIH has determined that each of the waivers provided in this notice may be necessary for the effective administration of CARES Act funding and previously appropriated funds to respond to, prepare for or prevent the coronavirus for the provided time period of waiver availability. With respect to the Public Housing and HCV programs, use of any waiver or alternative requirement established by HUD is at the discretion of the PHA, unless otherwise noted, based on the PHA's determination of whether utilization of these waivers and alternative requirements are necessary to respond to, prepare for or prevent the coronavirus. HUD strongly encourages PHAs to utilize any and all waivers and alternative requirements as necessary to keep Public Housing and HCV programs operational to the extent practicable. HUD also encourages PHAs to utilize waivers and alternative requirements to expand housing assistance opportunities, including to families on waiting lists; providing affordable, safe housing during this time assists in addressing issues like homelessness and overcrowding that contribute to risk factors during the COVID-19 pandemic.

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### IMPLEMENTED WAIVERS FOR PUBLIC HOUSING PROGRAM

**Effective Wednesday, July 8, 2020**, and until further notice, HASA will implement the following waivers:

- PH-5: Community Service and Self-Sufficiency Requirement (CSSR)
- PH-8: Resident Council Elections
- PH-12 Annual Self Inspections
- PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements.
- PH and HCV-4: Family Income and Composition: Interim Examinations



## IMPLEMENTED WAIVERS FOR PUBLIC HOUSING PROGRAM

Effective **Thursday, June 4, 2021**, and until further notice, HASA will implement the following waivers:

- PH-5: Community Service and Self-Sufficiency Requirement (CSSR)
- PH-8: Resident Council Elections
- PH-12 Annual Self Inspections
- PH-14: Annual Choice of Rent **(NEW)**
- PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements.
- PH and HCV-4: Family Income and Composition: Interim Examinations
- PH and HCV-8: Eligibility Determination: Income Verification **(NEW)**
- PH and HCV-9: Eligibility Determination: Social Security Number and Citizenship Verification **(NEW)**

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## IMPLEMENTED WAIVERS FOR HOUSING CHOICE VOUCHER (HCV) PROGRAM

Effective **Wednesday, July 8, 2020**, and until further notice, HASA will implement the following waivers when no other option is available:

- PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements
- PH and HCV-4: Family Income and Composition: Interim Examinations

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## IMPLEMENTED WAIVERS FOR HOUSING CHOICE VOUCHER (HCV) PROGRAM

Effective **Thursday, June 4, 2021**, and until further notice, HASA will implement the following waivers when no other option is available:

- HCV-4: PHA Approval of Assisted Tenancy: When HAP Contract is Executed **(NEW)**
- HCV-6: Family Self-Sufficiency (FSS) Contract of Participation: Contract Extension **(NEW)**
- HCV-9: Home Ownership Option: Homeownership Counseling **(NEW)**
- PH and HCV-3: Family Income and Composition: Annual Examination; Income Verification Requirements
- PH and HCV-4: Family Income and Composition: Interim Examinations
- PH and HCV-8: Eligibility Determination: Income Verification **(NEW)**
- PH and HCV-9: Eligibility Determination: Social Security Number and Citizenship Verification **(NEW)**

For additional information, please refer to HUD PIH 2021-14. Program Participants and Landlords are encouraged to call HASA during regular work hours with questions or email questions directly to your caseworker's email address and continue to watch the website ([www.sanangelopha.com](http://www.sanangelopha.com)) for updates on this rapidly changing situation.