

**Mainstream Voucher Program  
COVID-19  
Statutory and Regulatory Waivers**

On September 8, 2020, the United States Department of Housing and Urban Development (HUD) issued PIH Notice 2020-22 which contains Statutory and Regulatory Waivers for the Mainstream Voucher Program. Through the Notice, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Mainstream Voucher Program to keep the program operational to the extent possible during the period the program is impacted by the coronavirus. On November 30, 2020, HUD issued PIH Notice 2020-33 that extended the waiver deadline dates.

The following chart provides a list of waivers and alternatives that MSHDA has adopted for the Mainstream Voucher Program. The “item” description below correlates with the sections identified in the PIH Notice 2020-20. MSHDA encourages you to read [PIH Notice 2020-20 and PIH Notice 2020-33](#) in their entirety for further information. **NOTE:** once the period of availability deadline below has lapsed, MSHDA has an obligation to resume normal policies and procedures outlined under the Mainstream Voucher Program. Adoption of any waiver or alternative does not relieve Mainstream Voucher Program applicants and participants from the requirement of reporting true and accurate information to MSHDA at all times in order to effectively administer the Mainstream Voucher Program.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Will MSHDA implement waiver and alternative requirement?	Date MSHDA adopted
Initial Lease Term	<u>Statutory Authority</u> Section 8(o)(7)(A) of the USHA of 1937  42 U.S.C. 1437f(o)(7)(A)  <u>Regulatory Authority</u> § 982.309(a)(2)(ii)	PHAs may accept an initial lease term of less than one year regardless of whether a shorter lease term is prevailing market practice	6/30/2021	No	NA
Criminal Background Screening	NA	PHAs may establish screening requirements for applicants for	6/30/2021	No	NA

		Mainstream vouchers which are distinct from those in place for its HCV program. PHAs must comply with the statutory and mandatory screening and denial requirements.			
Age Eligibility to Enter into a HAP Contract	<u>Statutory Authority</u> 42 U.S.C. 8013(k)(2)	PHAs may choose to expand the definition of an eligible non-elderly family member to include those who were issued a voucher prior to turning 62 and were not yet 63 on the effective date of the HAP Contract.	6/30/2021	Yes	12/1/2020