

**Section 8 Moderate Rehabilitation Program
COVID-19
Statutory and Regulatory Waivers**

On August 26, 2020, the United States Department of Housing and Urban Development (HUD) issued PIH Notice 2020-20 which contains Statutory and Regulatory Waivers for the Section 8 Moderate Rehabilitation (Mod Rehab) Program. Through the Notice, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Mod Rehab 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 which extended the waiver deadline dates.

The following chart provides a list of waivers and alternatives that MSHDA has adopted for the Mod Rehab 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 Mod Rehab Program. Adoption of any waiver or alternative does not relieve Mod Rehab Program participants from the requirement of reporting true and accurate information to the owner and MSHDA at all times in order to effectively administer the Mod Rehab Program.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Will MSHDA implement waiver and alternative requirement?	Date MSHDA adopted
MR-1 Family Income and composition - delayed Annual Reexaminations (ARs)	<u>Statutory Authority</u> Section 3(a)(1) of the USHA of 1937 <u>Regulatory Authority</u> § 882.515(a)	Permits PHA to delay processing ARs of income and family composition PHA must still implement an increase in payment standard if they implement this waiver	6/30/2121	No	NA
MR-0 Annual Reexaminations Income Verifications	<u>Regulatory Authority</u> § 5.233(a)(2),	Waives the requirement to use the income hierarchy	6/30/2021	Yes	12/1/2020

	<u>Sub-regulatory Guidance</u> PIH Notice 2018-18	as described in PIH Notice 2018-18, and will allow PHAs to forgo third-party income verification for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual reexam rather than delaying the family's annual reexam under MR-1 PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later			
MR-3 Family Income and Composition: Interim Reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), 882.515(b) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	Waives the requirement to use the income verification hierarchy as described by PIH Notice 2018-18. Allows PHAs to forgo third-party verification requirements for interim reexams,	6/30/2021	Yes	12/1/2020

		<p>including the use of EIV</p> <p>During the allowable period of eligibility, PHAs may consider self-certification as the highest form of income verification to process interim reexaminations</p> <p>PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later</p>			
MR-4 EIV System Monitoring	<p><u>Regulatory Authority</u> § 5.233</p> <p><u>Sub-regulatory Guidance</u> PIH Notice 2018-18</p>	<p>Waives the mandatory EIV monitoring requirements</p>	6/30/2021	No	NA
MR-5 Annual Inspections	<p><u>Regulatory Authority</u> 882.516(b)</p>	<p>Allows for delay in annual inspections</p> <p>All delayed annual inspections must be completed as soon as reasonably possible but by no later than 1 year after the date on</p>	6/30/2021	Yes	12/1/2020

		which the annual inspection would have been required absent the waiver			
MR-6 Adjustment of Utility Allowance Schedules	<u>Regulatory Authority</u> § 882.510	Provides for delay in updating utility allowance schedule	6/30/2020	No	NA
Form HUD 50058	<u>Sub-regulatory Guidance</u> PIH Notice 2011-65	Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action	6/30/2021	No	NA