

Housing Authority of the County of San Diego
Section 8 HCV Program

Adopted Expedited Regulatory Waivers

Effective Date:

7-1-2022

Purpose:

The purpose of this notice is to provide information regarding the expedited regulatory waivers for Public Housing and Housing Choice Voucher, including Mainstream and Mod Rehab Programs.

BACKGROUND

Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136) as outlined in Notice PIH 2021-34, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) program, including Mainstream and Moderate Rehabilitation. These waivers provide administrative flexibilities and relief to the Public Housing Agency (PHA) in response to the COVID-19 national emergency.

On March 9, 2022, the Department of Housing and Urban Development (HUD) granted approval for the following expedited regulatory waiver requests effective through December 31, 2022.

- Extension of Voucher Term Limits
- New Payment Standard Amount
- Increase in Payment Standard during Housing Assistance Payment (HAP) contract term

On December 27, 2022, HUD approved an extension of the waiver period through December 31, 2023.

POLICY

PUBLIC HOUSING AND HOUSING CHOICE VOUCHER (HCV) AND MAINSTREAM PROGRAMS

PH and HCV Voucher Term Limits

[24 CFR 982.303(b)(1)]

The waiver provides that at its discretion, the PHA may grant a family one or more extensions of the initial voucher term in accordance with the PHA policy as described in the PHA administrative plan. HUD is waiving the requirement that the extension(s) must be in accordance with the PHA administrative plan.

HACSD is allowing extensions for an additional 60 days beyond current practice of up to 180 days upon request. Additional time may be granted as a reasonable accommodation.

The period of availability for this waiver to be applied to the existing voucher ends on December 31, 2022, or any amended date as authorized by HUD.

PH and HCV-4 New Payment Standard Amount

[24 CFR 982.503(b)]

Waives the requirements to use the prescribed payment standard schedule and allows for the establishment of increased payment standards, up to 120% of the Fair Market Rent (FMR).

As of April 1, 2022, or April 11, 2022, HACSD implemented a higher payment standard, not to exceed 120%, for families requiring a reasonable accommodation. For the actual effective date and amount, refer to applicable payment standard chart.

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Term of Voucher – Increase in Payment Standards during HAP Contract

[24 CFR 982.505(c)(4)]

PHA has the option to increase payment standard for the family at any time after the effective date of the increase, rather than waiting for the next reexamination.

HACSD will begin applying increased payment standards at either interim or annual re-examination beginning July 1, 2022.