EMERGENCY HOUSING VOUCHER WAIVERS

PIH Notice 2021-15

Effective Date: July 1, 2021

INCOME VERIFICATION at ADMISSIONS

HUD is waiving the third-party income verification requirements for EHV applicants and, alternatively allowing PHAs to consider self-certification as the highest form of income verification at admission. Applicants must submit an affidavit attesting to reported income, assets, expenses and other factors which would affect an income eligibility determination. Additionally, applicants may provide third-party documentation which represents the applicant’s income within 60 days of the MHRA’s request.

MHRA must review EIV/IVT records with 90 days and resolve any income discrepancy with the family within 60 days of the EIV Income or IVT Report dates.

The adoption of this waiver does not authorize any ineligible family to receive assistance under this program. If MHRA later determines that an ineligible family received assistance, MHRA must take steps to terminate that family from the program.

ELIGIBILITY DETERMINATION: Social Security Number, Citizenship Verification and Birth Certificate

HCV applicants must disclose and document and MHRA must verify the social security numbers (SSN) of each applicant. Acceptable documentation may include a valid social security card issued by the Social Security Administration; an original document issued by a federal or state government agency which contains individual’s name, SSN and other identifying information; or other evidence of the SSN as prescribed by HUD. Generally, MHRA may not admit an applicant until the required documentation is provided to verify the SSN of each household member.

MHRA also must verify evidence of U.S citizenship or eligible immigration status for noncitizens claiming eligibility for assistance. Each eligible household member must sign a declaration of their status and eligible noncitizens must also provide supporting documentation, which must be submitted by the time of the eligibility determination. Since eligibility for assistance is limited to U.S. citizens and noncitizens who have eligible immigration status, families in which not all members are U.S. citizens or have eligible immigration status are only eligible to receive pro-rated housing assistance based on the percentage of family members who qualify for assistance.
Additionally, MHRA must verify each family member’s date of birth to verify identity and determination of age and disability status per 24 CFR 5.403, if claimed. These family characteristics impact the income and tenant rent calculation.

Allowing self-certifications and delaying the receipt of documentation and/or third-party verification will allow MHRA to assist Emergency Housing Voucher (EHV) families more quickly and provide time for the family (with the assistance from the Continuum of Care (CoC)) to obtain the necessary documentation. MHRA is adopting the policies to admit EHV applicants who are unable to provide the required SSN or citizenship documentation during the initial eligibility determination. As an alternative requirement, such individuals must provide the required documentation within 180 days of admission for verification of citizenship and SSN. If self-certification of date of birth is used to process the application, MHRA must obtain/receive a higher level of verification within 90 days of admission or verify the information in EIV.

EXCEPTION PAYMENT STANDARD

HUD is waiving 24 CFR 982.503(b)(1)(i) and establishing an alternative requirement to all MHRA to establish a payment standard amount for a unit size at any level between 90 percent and 120 percent (as opposed to 110 percent) of the published Fair Market Rent (FMR) for that unit size. HUD approval is not required to establish an EHV payment standard within that range. MHRA will use 120 percent of the current FMR to establish the Payment Standards for the EHV program.

All of the waivers listed above will allow MHRA to quickly process applications and house families who qualify for the Emergency Housing Voucher program. These waivers will expire on September 30, 2023.