

Public Notice

The McAllen Housing Authority (MHA) hereby informs the community of McAllen, Texas and the General Public that MHA will be utilizing all applicable statutory and regulatory HUD waivers as defined in HUD PIH Notice 2020-13, in reference to the Public Housing and Housing Choice Voucher programs. Please click on [PIH Notice 2020-13](#) to view this notice in its entirety.

Use of these waivers is in response to the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136) which provides 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.

The McAllen Housing Authority will be implementing the following waivers:

Table 1: New Program Waivers

New Program Waivers			
Item		Statutory/Regulatory Waiver	Availability Period End
Section 9: HOUSING CHOICE VOUCHER (HCV) PROGRAM WAIVERS – GENERAL			
HCV-11	Family Unification Program (FUP): Length of assistance for youth	42 USC 1437f(x)(2)	December 31, 2020
HCV-12	Family Unification Program (FUP): Timeframe for referral	42 USC 1437f(x)(2)	December 31, 2020
HCV-13	Homeownership: Maximum term of assistance	24 CFR § 982.634(a)	December 31, 2020
HCV-14	Mandatory Removal of Unit from PBV HAP Contract	24 CFR § 983.211(a); § 983.258	December 31, 2020
Section 10: PUBLIC HOUSING (PH) PROGRAM WAIVERS			
PH-11	Designated Housing Plan Renewals	42 USC 1437e(f)	December 31, 2020
PH-12	Public Housing Agency Annual Self-Inspections	42 USC 1437d(f)(3); 24 CFR § 902.20(d)	December 31, 2020
Section 13: WAIVERS AND ALTERNATIVE REQUIREMENTS APPLICABLE TO THE INDIAN HOUSING BLOCK GRANT (IHBG) PROGRAM			
13j	IHBG-CARES Funds Not Counted in Undisbursed Funds Factor	24 CFR § 1000.342	Variable, to the extent necessary

Table 2: Extensions of Availability Periods

Extensions of Availability Periods			
Item		Previous Period of Availability End	Amended Period of Availability End
Section 7: WAIVERS APPLICABLE TO BOTH PUBLIC HOUSING AND HCV PROGRAMS			
PH and HCV-1	PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements	July 31, 2020	December 31, 2020
PH and HCV-3	Family Income and Composition: Annual Examination - Income Verification requirements	July 31, 2020	December 31, 2020
PH and HCV-4	Family Income and Composition: Interim Examinations	July 31, 2020	December 31, 2020
PH and HCV-5	Enterprise Income Verification (EIV) Monitoring	July 31, 2020	December 31, 2020
PH and HCV-7	Waiting List: Opening and Closing; Public Notice	July 31, 2020	December 31, 2020
Section 8: HOUSING CHOICE VOUCHER PROGRAM WAIVERS – HOUSING QUALITY STANDARDS (HQS) INSPECTION			
HQS-1	Initial Inspection Requirements	July 31, 2020	December 31, 2020*
HQS-2	Project-Based Voucher (PBV) Pre-HAP Contract Inspections, PHA Acceptance of Completed Units	July 31, 2020	December 31, 2020*
HQS-3	Initial Inspection: Non-Life-Threatening Deficiencies (NLT) Option	July 31, 2020	December 31, 2020
HQS-4	HQS Initial Inspection Requirement – Alternative Inspection Option	July 31, 2020	December 31, 2020*
HQS-5	HQS Inspection Requirement – Biennial Inspections	October 31, 2020	1 year after the date on which the biennial inspection would have been required in the absence of the waiver
HQS-6	HQS Interim Inspections	July 31, 2020	December 31, 2020
HQS-7	PBV Turnover Unit Inspections	July 31, 2020	December 31, 2020*
HQS-8	PBV HAP Contract – HQS Inspections to Add or Substitute Units	July 31, 2020	December 31, 2020*
HQS-9	HQS Quality Control Inspections	October 31, 2020	December 31, 2020
HQS-10	Homeownership Option – Initial HQS Inspection	July 31, 2020	December 31, 2020

Extensions of Availability Periods			
Item		Previous Period of Availability End	Amended Period of Availability End
Section 9: HOUSING CHOICE VOUCHER PROGRAM WAIVERS – GENERAL			
HCV-1	Administrative plan	July 31, 2020	December 31, 2020**
HCV-2	Information When Family is Selected - PHA Oral Briefing	July 31, 2020	December 31, 2020
HCV-3	Term of Voucher – Extensions of Term	July 31, 2020	December 31, 2020
HCV-4	PHA Approval of Assisted Tenancy – When HAP Contract is Executed	July 31, 2020	December 31, 2020
HCV-11	Homeownership Option – Homeownership counseling	July 31, 2020	December 31, 2020
Section 10: PUBLIC HOUSING PROGRAM WAIVERS			
PH-4	ACOP: Adoption of Tenant Selection Policies	July 31, 2020	December 31, 2020**
PH-8	Resident Council elections	July 31, 2020	December 31, 2020
PH-10	Tenant Notifications for Changes to Project Rules and Regulations	July 31, 2020	December 31, 2020
Section 14: WAIVERS AND ALTERNATIVE REQUIREMENTS APPLICABLE TO THE INDIAN HOUSING BLOCK GRANT (IHBG) PROGRAM			
14b.	IHP Submission Deadline Extension for Annual IHBG Formula Grants (for 10/1/20 program year starts). IHPs due 1/17/20	N/A	N/A

Technical Corrections		
Item		Correction
Section 7: WAIVERS APPLICABLE TO BOTH PUBLIC HOUSING AND HCV PROGRAMS		
PH and HCV-1	PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements	The regulations waived also include 24 CFR §§ 903.13(c) and 903.23.
PH and HCV-3	Family Income and Composition: Annual Examination; Income Verification Requirements	The regulations waived also include 24 CFR §§ 960.259(c) and 982.516(a).
PH and HCV-4	Family Income and Composition: Interim Examinations	The regulations waived also include 24 CFR §§ 960.257(c) and 982.259(c).

Technical Corrections		
Item	Correction	
Section 8: HOUSING CHOICE VOUCHER PROGRAM WAIVERS – HOUSING QUALITY STANDARDS (HQS) INSPECTIONS		
HQS-2	Project-Based Voucher (PBV) Pre-HAP Contract Inspections, PHA Acceptance of Completed Units	The cite to 24 CFR § 983.301(b) is corrected to read 24 CFR § 983.103(b).
HQS-8	PBV HAP Contract – HQS Inspections to Add or Substitute Units	The authorities waived also include Housing Opportunity Through Modernization Act of 2016: Implementation of Various Section 8 Voucher Provisions” (82 Federal Register 5458, published January 18, 2017).
HQS-9	HQS Quality Control Inspections	The regulations waived also include 24 CFR § 983.103(e)(3).
Section 9: HOUSING CHOICE VOUCHER PROGRAM WAIVERS – GENERAL		
HCV-2	Information When Family is Selected – PHA Oral Briefing	The cite to 24 CFR § 982.301(a)(3) is corrected to read 24 CFR § 982.301(a)(1).
Section 10: PUBLIC HOUSING PROGRAM WAIVERS		
PH-2	Total Development Costs	The cite to 24 CFR § 905.314(c) is corrected to read 24 CFR § 905.314(c)-(d).