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HUD Waivers and Suspensions of HOME Program Requirements in Response to COVID-19

Income Certification Documentation

HUD is allowing individuals and families that have lost employment or income either permanently or temporarily due to the COVID-19 pandemic that are applying for admission to a HOME rental unit to self-certify their income in lieu of requiring the collection of third party source documentation. The waiver applies to persons including homeless individuals that are seeking emergency assistance related to COVID-19. The self-certification of income must include all income, including any unemployment and emergency benefits the applicant will receive. Emergency tax relief, commonly referred to as stimulus payments is not to be included in the income certification calculation. The waiver is in effect through December 31, 2020. Owners and/or management agents will be responsible for conducting on-site rent and income reviews within 90 days after the expiration of the waiver period.

Onsite Inspections of HOME-assisted Rental Housing

HUD is waiving the requirements of ongoing periodic inspections to determine a project's compliance with property standards during the affordability period. The waiver is also applicable to on-site reviews to determine a HOME rental project's compliance with rent and income requirements if the project owner is unable to make documentation available electronically. The waiver applies to on-site inspections that are conducted by compliance monitoring staff and does not apply to construction inspections that are required for rental properties upon the completion of new construction or rehabilitation. The waiver is in effect until December 31, 2020.