



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

Special Attention of:
Office Directors of Public Housing,
Regional Directors, and Public Housing
Agencies.

PIH Notice 2020-20

Issued: August 26, 2020

Expires: This notice remains in effect until
amended, superseded, or rescinded

Cross References: PIH Notice 2020-04

SUBJECT: Section 8 Moderate Rehabilitation Program – CARES Act Supplemental HAP Funding Allocation and COVID-19 Waivers and Alternative Requirements

1. Purpose. This notice implements funding provisions for the Section 8 Moderate Rehabilitation (Mod Rehab) Program under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (Public Law 116-136), enacted on March 27, 2020. The CARES Act provides additional project-based assistance to owners or sponsors of Project-Based Rental Assistance (PBRA) properties to prevent, prepare for, and respond to coronavirus. This notice describes HUD's allocation methodology to public housing agencies (PHAs) for the supplemental Mod Rehab housing assistance payments (HAP) funds provided from these PBRA funds.¹

In addition, pursuant to the waiver authority provided under the CARES Act, through this notice HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Section 8 Mod Rehab program to expedite or facilitate the use of these amounts to prevent, prepare for, and respond to coronavirus. Use of these waivers is at the discretion of the PHA; however, HUD strongly encourages PHAs to utilize any and all waivers and alternative requirements as necessary to keep the Section 8 Mod Rehab program operational, to the extent practicable, during the period the program is impacted by coronavirus.

This notice applies solely to the Mod Rehab Program administered by the Office of Housing Voucher Programs, Office of Public and Indian Housing (PIH). ***It does not apply to the Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program administered by the Office of Community Planning and Development in accordance with 24 CFR part 882, subpart H.***

¹The Mod Rehab program is the only PBRA-funded program administered by PIH.

- 2. Background.** The Mod Rehab Program regulations are found at [24 CFR Part 882](#) Subparts D and E. Currently, expiring Mod Rehab contracts between the PHA and owners of properties are eligible for renewal under Section 524(b)(3) of the Multifamily Assisted Housing Reform and Affordability Act of 1997. Mod Rehab projects under contract are also eligible to convert to Project-Based Voucher (PBV) assistance or PBRA under the second component of the Rental Assistance Demonstration (RAD) as provided in Notice H 2019-09 PIH 2019-23 (HA).

Over 150 PHAs administer the Mod Rehab Program contracts between owners of properties, serving over 15,000 households through hundreds of contracted units. The PHAs, among many other responsibilities, select and refer eligible families to the owner from the PHA's Mod Rehab waiting lists to fill vacant assisted units in the Mod Rehab project. Owners select families for occupancy after screening each potentially eligible family.

Under the CARES Act, Congress appropriated an additional amount for PBRA to prevent, prepare for, and respond to coronavirus, including to provide additional funds to maintain normal operations and take other necessary actions during the period that the program is impacted by coronavirus, for assistance to owners of properties receiving project-based assistance. For the Section 8 Mod Rehab program, and in the context of the current public health emergency, the CARES Act further provides *that the Secretary may waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in connection with the use of amounts made available under this heading in this Act (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment), upon a finding by the Secretary that any such waivers or alternative requirements are necessary to expedite or facilitate the use of such amounts to prevent, prepare for, and respond to coronavirus.* Through issuance of this notice, HUD is waiving certain statutes and regulations to provide PHAs with the flexibility to adjust program practices where necessary to prioritize mission critical functions when normal Mod Rehab program operations are restricted and severely constrained due to COVID-19, to further prevent the spread of COVID-19, and to mitigate the health risks posed by COVID-19 to PHA staff, families, owners, and their communities at large.

- 3. Summary of CARES Act Supplemental Mod Rehab funding.** The total supplemental appropriation from Congress for the PBRA programs is \$1,000,000,000. Of that amount, HUD is allocating \$10,000,000 to the Mod Rehab Program.

HUD provided guidance on the allocation of the initial \$800,000,000 of the PBRA CARES Act funding that went out for other PBRA programs through memorandum from Tobias Halliday, Director, Office of Asset Management and Portfolio Oversight (OAMPO) on May 28, 2020.

https://www.hud.gov/sites/dfiles/Housing/documents/CARES_Sec_8_Funding_Allocations.pdf. The CARES Act excerpt for the PBRA is attached as Appendix A.

4. Calculation Methodology. HUD will make available \$10,000,000 to PHAs administering the Mod Rehab Program for eligible activities described in section 5 of this notice. Funds will be obligated to all PHAs by no later than the week of August 24, 2020. The methodology for determining each PHA's eligibility amount is the following:

(a) The PHA's average monthly Mod Rehab renewal funding amount is calculated by dividing the PHA's 2020 Mod Rehab contract renewal funding allocation by 12.

(b) The average monthly Mod Rehab HAP renewal funding amounts for all PHAs is totaled and compared to the available \$10,000,000 to determine the proration factor.

(c) The proration factor is applied to the PHA's average monthly Mod Rehab HAP renewal funding amount to determine the amount of the PHA's funding award.

PHAs will request these funds by contacting their Financial Analysts at the Financial Management Center. Detailed instructions for requesting the funds will be provided in the Amended Annual Contribution Contract (ACC) cover letter provided to each PHA once funds have been obligated.

5. Eligible Expenses. PHAs must use the CARES Act Mod Rehab funding for housing assistance payments to owners. These resources, in addition to amounts appropriated under the fiscal year 2020 appropriations Act, are available for eligible HAP expenses, including to cover any increased HAP amounts resulting from decreases in the calculated tenant rent resulting from reduced tenant income. These funds may also be used for vacancy payments in accordance with 24 CFR 882.411.

6. Period of Availability. Under the CARES Act, these supplemental Mod Rehab funds may only be used for eligible HAP expenses as discussed in section 5 of this notice. HUD recognizes that the Mod Rehab Program will continue to be impacted by coronavirus well beyond the immediate challenges of operating during shelter-in-place/stay-at-home orders or recommended social distancing practices. Consequently, the period of availability for these funds is the duration of calendar year 2020, unless this period is subsequently extended by HUD.

Notwithstanding this period of availability, HUD strongly urges PHAs to use this Mod Rehab supplemental funding first to cover its HAP payments to Mod Rehab owners before expending its regular Mod Rehab funding. As discussed in section 8 below, there are unique tracking and reporting requirements for these Mod Rehab supplemental funds.

7. Ineligible Expenses. The funding provided through this notice can only be used for housing assistance payments and vacancy payments in accordance with the Mod Rehab program requirements and regulations. The funding cannot be used for PHA administrative expenses or the repayment of debts or any amounts owed to HUD or program participants including, but not limited to, Office of Inspector General (OIG), or other monitoring review findings.

8. Reporting Requirements. Section 15011 of the CARES Act requires that recipients of \$150,000 or more of CARES Act funding submit, not later than 10 days after the end of each calendar quarter, a report containing information regarding the amount of funds received; the amount of funds obligated or expended for each project or activity; a detailed list of all such projects or activities, including a description of the project or activity; and detailed information on any subcontracts or subgrants awarded by the recipient.

As outlined in the Office of Management and Budget (OMB) memorandum, M-20-21, existing reporting requirements are anticipated to meet the requirements of Section 15011, but the content and format for this reporting is still under development and will need to be reviewed against current program practices. The Department will work in coordination with OMB to ensure that this requirement can be fulfilled by recipients of CARES Act funding in a manner that utilizes to the greatest extent possible existing reporting streams, providing the necessary transparency and accountability with minimal additional burden.

Reporting to HUD is necessary and the Department will release recommended accounting guidance and required reporting requirements in the near future. These funds must be reported separately from regular Mod Rehab Program contract renewals and cannot be combined or accumulated as program reserves. In the meantime, the PHAs should create separate project accounting for the CARES Act funding. Unspent funds as of the end of the period of availability must be remitted to HUD.

9. PHA Audits. 24 CFR 882.516(e) allow for periodic PHAs audits in accordance with 2 CFR part 200, subpart F. Documents related to all financial management and activities funded under the Mod Rehab program must be kept for a period of five fiscal years after the fiscal year in which the funds were received. In addition, guidance in the Office of Management and Budget (OMB) super circular—2 CFR 200.333(b)—allows federal agencies (including HUD) to extend the record-retention period for non-federal entities if this is done in writing. Therefore, HUD reserves the right to extend the record-retention period beyond five fiscal years and will notify PHAs in writing when such extensions are warranted.

10. COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Mod Rehab program. HUD has previously provided waivers for the Public Housing program, Housing Choice Voucher (HCV) program, Indian Housing Block Grant program, and Indian Community Development Block Grant program under PIH Notices 2020-05 and 2020-13. Pursuant to the authority provided under the CARES Act, through this notice HUD is now waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Section 8 Mod Rehab program to expedite or facilitate the use of these amounts to prevent, prepare for, and respond to coronavirus. Use of these waivers is at the discretion of the PHA; however, HUD strongly encourages PHAs to utilize any and all waivers and alternative requirements necessary to keep the Section 8 Mod Rehab program operational to the extent practicable.

Through this Notice HUD is making the waivers and alternative requirements listed in this Notice effective immediately as of the date of this Notice for those PHAs that elect to adopt them. The use of these waivers is at the discretion of the individual PHA. A PHA may

choose to apply all, some, or none of the waivers to their Mod Rehab program. PHAs may continue to request regulatory waivers from HUD in accordance with Notice PIH 2018-16 for waivers that are not covered by this Notice, however, the PHA may not implement those waivers until the waiver request is approved by HUD.

Some of the waivers require the use of alternative requirements. If the PHA adopts a waiver with an alternative requirement, the PHA must comply with all the terms and conditions of the alternative requirement. Please see the individual waiver descriptions for information on the applicable alternative requirements.

11. COVID-19 Waivers – Communications and Public Notice. PHAs are required to keep written documentation that records which waivers the PHA applied to their Mod Rehab program and the effective dates of each waiver. A PHA does not need to notify HUD or receive HUD approval to begin utilizing these waivers/alternative requirements. However, HUD may subsequently require the PHA to provide information to HUD on the waivers used by the PHA and the date the PHA applied the waiver.

If a PHA chooses to apply any of the waivers provided under this Notice, the PHA is required to publicly post or otherwise make available to the public a list of such waivers and alternative requirements by whatever means it considers most effective (e.g., posting to its website, posting at the mod rehab property). The PHA is also required to notify affected families and owners of any impacts that the waiver and alternative requirement (where applicable) may have on them by whatever means it considers most effective as soon as practicable. HUD recognizes that the COVID-19 pandemic presents unique challenges from a staffing and communication perspective and encourages PHAs to adapt their communications in consideration of local conditions and resources. For example, a PHA may need to initially provide this notification by placing the information on its website and as a voice-mail message and then follow up with more formal written notice as circumstances allow.

HUD reminds PHAs that all materials, notices, and communications to families regarding the use of the waiver authorities must be clearly communicated and provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act (Section 504) and HUD's Section 504 regulation, and Titles II or III of the Americans with Disabilities Act (ADA) and implementing regulations. Section 504 and the ADA require recipients to ensure effective communication with applicants, participants, and members of the public and to provide appropriate auxiliary aids and services where necessary to afford individuals with hearing, vision, and other communication-related disabilities an equal opportunity to access information. PHAs must provide appropriate auxiliary aids and services necessary to ensure effective communication in all notices and communications, which includes ensuring that information is provided in appropriate accessible formats as needed, e.g., Braille, audio, large type, assistive listening devices, and sign language interpreters, accessible websites and other electronic communications (See 24 CFR 8.6, 28 CFR 35.160, and 28 CFR 36.303).

PHAs must also continue to take reasonable steps to ensure meaningful access to their programs and activities to Limited English Proficient (LEP) individuals. As an aid to

recipients, HUD published Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance) in the Federal Register on January 22, 2007 (72 FR 2732).

LEP guidance and information is available here:

<https://www.federalregister.gov/documents/2007/01/22/07-217/final-guidance-to-federal-financial-assistance-recipients-regarding-title-vi-prohibition-against>.

12. COVID-19 Waivers – Period of availability. These Mod Rehab waivers and alternative requirements are effective for immediate use by PHAs as of the date of this Notice. The specific statute, regulation, and/or sub-regulatory guidance being waived (as applicable), the period of availability, and the alternative requirement (if applicable) are found in section 13 of this Notice. In general, the period of availability ends on December 31, 2020. The period of availability for these waivers/alternative requirements, collectively or individually, may be further extended by PIH Notice should HUD determine this to be necessary. PHAs are not required to keep the waiver/alternative requirement in place for the full period of availability (including any extension) but may at any time choose to revert to regular Mod Rehab program requirements and operations.

13. List of Mod Rehab Waivers Available to PHAs.

MR-1: Family Income and Composition: Delayed Annual Examinations

Statutory Authority: Section 3(a)(1) of the USHA of 1937

Regulatory Authority: 24 CFR § 882.515(a)

Description: PHAs are required to conduct a reexamination of family income and composition at least annually. Recognizing the foreseeable difficulties in complying with this requirement in light of the COVID-19 pandemic, HUD is waiving this statutory and regulatory requirement to permit PHAs to delay annual reexaminations of Mod Rehab families.

Period of Availability: All annual recertifications due in Calendar Year (CY) 2020 must be completed by December 31, 2020.

MR-0: Family Income and Composition: Annual Examination; Income Verification Requirements

Regulatory Authority: 24 CFR §5.233(a)(2)

Sub-regulatory Guidance: PIH Notice 2018-18

Description: PHAs are required to use the Enterprise Income Verification (EIV) System for verification of family income at the annual examination. 24 CFR §5.233(a)(2) requires PHAs to use EIV as a third-party source to verify tenant employment and income information during mandatory reexaminations or recertifications of family composition and income in accordance

with §5.236 and administrative guidance issued by HUD. PIH Notice 2018-18 describes the required verification hierarchy process PHAs must follow. HUD understands that documentation may be difficult to obtain as a result of the COVID-19 pandemic. PHAs are also facing challenges with securely accessing HUD systems while many if not all staff are working remotely.

To address these challenges, HUD is waiving the requirements to use the income hierarchy described by PIH Notice 2018-18 and will allow PHAs to forgo third-party income verification requirements for annual reexaminations, including the use of EIV, if the PHA wishes to conduct the annual recertification rather than delaying the family's annual recertification (as permitted under MR-1 above).

During the allowable period of availability, PHAs may consider self-certification as the highest form of income verification to process annual reexaminations. This may occur over the telephone (but must be documented by PHA staff with a contemporaneous written record), through an email or postal mail with a self-certification form by the tenant, or through other electronic communications. PHAs are encouraged to incorporate procedures to remind families of the obligation to provide true and complete information.

PHAs are further reminded that there is no HUD requirement that income and family composition examinations and recertifications must be conducted in-person unless determined necessary as a reasonable accommodation for a person with a disability. In such cases, PHAs may look to applicable public health guidelines and any state or local ordinance on how to maintain appropriate health precautions (e.g., social distancing).

PHAs that conduct annual examinations under this waiver/alternative requirement will be responsible for addressing any material discrepancies that may arise later. For example, if a tenant self-certified that the tenant lost their job, but later the EIV Income Validation Tool (IVT) shows the tenant's employment continued, the PHA must take enforcement action in accordance with their policies and procedures.

Period of Availability: The period of availability to conduct annual reexaminations using these modified verification requirements ends on December 31, 2020.

MR-3: Family Income and Composition: Interim Examinations

Statutory Authority: Section 3(a)(1) of the USHA of 1937

Regulatory Authority: 24 CFR §§ 5.233(a)(2), 882.515(b)

Sub-regulatory Guidance: PIH Notice 2018-18

Description: 24 CFR § 882.515(b) provides that if the PHA receives information concerning a change in the family's income or other circumstances between regularly scheduled reexaminations, the PHA must consult with the family and make any adjustments determined to be appropriate. Any change in the family's income or other circumstances that results in an adjustment in the Total Tenant Payment, Tenant Rent, and Housing Assistance Payment must

be verified. In most cases, the reason a family requests an interim determination is due to a loss in income or a change in family composition.

PHAs are required to use EIV for verification of family income at interim reexamination. 24 CFR § 5.233(a)(2) requires PHAs to use EIV as a third-party source to verify tenant employment and income information during mandatory reexaminations or recertifications of family composition and income in accordance with §5.236 and administrative guidance issued by HUD. PIH Notice 2018-18 further describes the required verification hierarchy process PHAs must follow.

To assist PHAs that may be prioritizing the processing of interim reexaminations due to decreases in family income and mitigate the challenges of transferring documentation during periods of shelter-in-place/stay-at-home efforts in response to the COVID-19 pandemic, HUD is waiving the requirements to use the income verification hierarchy as described by PIH Notice 2018-18. HUD will allow PHAs to forgo third-party income verification requirements for interim reexaminations, including the required use of EIV. During the allowable period of eligibility, PHAs may consider self-certification as the highest form of income verification to process interim reexaminations. This may occur over the telephone (with a contemporaneous written record by the PHA staff person), through an email with a self-certification form by the family, or through other electronic communications.

As noted in the previous waiver description, there is no HUD requirement that income and family composition examinations and recertifications must be conducted in-person unless it may be necessary as a reasonable accommodation for a person with a disability. In such cases, PHAs may look to applicable public health guidelines and any state or local ordinance on how to maintain appropriate health precautions (e.g., social distancing).

PHAs that conduct interim reexaminations under this waiver/alternative requirement will be responsible for addressing any material discrepancies that may arise later. For example, if a tenant self-certified that the tenant lost their job, but later the EIV IVT Report shows the tenant's employment continued, the PHA must take enforcement action that is consistent with its policies and procedures.

Period of Availability: The period of availability ends on December 31, 2020.

MR-4: Enterprise Income Verification (EIV) Monitoring

Regulatory Authority: 24 CFR § 5.233

Sub-regulatory Guidance: PIH Notice 2018-18

Description: PIH Notice 2018-18 specifies the required monitoring of EIV reports. For example, PHAs are required to monitor the Deceased Tenants Report, the Identity Verification Report, the Immigration Report, the IVT Report, and the Multiple Subsidy Report and the New Hires Report on a monthly basis. Recognizing the challenges PHAs are facing with many if not all staff working remotely, HUD is waiving the mandatory EIV

monitoring requirements. PHAs are reminded that EIV data is overwritten; monthly or quarterly reports must be downloaded to preserve the data for a particular month or quarter.

Period of Availability: The period of availability ends on December 31, 2020.

MR-5: PHA Inspection Requirement: Annual Inspections

Regulatory Authority: 24 CFR § 882.516(b)

Description: The Mod Rehab Program regulations require that the PHA must inspect or cause to be inspected each dwelling unit under contract at least annually and at such other times as may be necessary to assure that the owner is meeting the obligations to maintain the unit in decent, safe and sanitary condition and to provide the agreed upon utilities and other services. The PHA must take into account complaints and any other information coming to its attention in scheduling inspections.

HUD recognizes the unprecedented challenge the COVID-19 pandemic poses to PHAs in carrying out the most essential of Mod Rehab program administrative responsibilities – ensuring that assisted families are living in decent, safe, and sanitary housing. However, conducting physical inspections of units in many communities during the COVID-19 pandemic poses its own health risks for families, participating owners, and PHA personnel, and may run counter to public health orders, directives, or recommendations such as shelter-in-place or other social distancing practices designed to contain and reduce exposure to COVID-19.

In order to provide PHAs with the necessary flexibilities to postpone the normally required inspections, HUD is waiving the annual inspection requirement and is allowing PHAs to delay annual inspections for Mod Rehab units. All delayed annual inspections must be completed as soon as reasonably possible but no later than one year after the date the annual inspection would have been required absent the waiver.

Any PHA that applies this waiver to its Mod Rehab program retains the right to conduct an inspection on any assisted unit at any time. The PHA must grant the reasonable accommodation requests of tenants with disabilities related to inspections. For example, a tenant with a respiratory disability may ask that an inspection be delayed in light of COVID-19 or that the inspectors wear masks and gloves and maintain a six-foot distance when entering their unit.

Crucially, use of this waiver by the PHA does not relieve owners of their responsibility to maintain the unit in accordance with HQS as required in the HAP contract, nor does it in any way restrict the PHA from taking action to enforce the owner's obligations.

Period of Availability: The PHA must conduct the delayed annual inspection as soon as reasonably possible but no later than one year after the date the annual inspection would have been required absent the waiver.

MR-6: Adjustment of Utility Allowance

Regulatory Authority: 24 CFR § 882.510

Description: The regulations require that the PHA must determine, at least annually, whether an adjustment is required in the Utility Allowance applicable to units assisted under the Mod Rehab program on grounds of changes in utility rates or other change of general applicability to all units in the Mod Rehab program.

HUD is waiving this requirement to allow PHAs to delay the review and update of utility allowances.

Period of Availability: Any review and update of utility allowances that were due at some point in time in CY 2020 must be completed no later than December 31, 2020.

PHA Reporting Requirements for Mod Rehab on HUD Form 50058. PHAs must submit form HUD-50058 no later than 60 calendar days from the effective date of any action recorded on line 2b of the form HUD-50058. PIH Notice 2011-65 states HUD will monitor timeliness of reporting and may sanction a PHA for late reporting.

In Notice PIH 2020-05, published on April 10, 2020, HUD exercised its authority under the CARES Act to establish waivers and administrative flexibilities to provide relief to PHAs administering the public housing and HCV programs. Through that notice, HUD waived the 60-day deadline and provided that PHAs must submit form HUD-50058 for transactions impacted by implemented waivers and alternative requirements within 90 days of the effective date of action. HUD recognizes that PHAs that implement MoD Rehab waivers and alternative requirements under this Notice will also likely submit form HUD-50058 later than 60 calendar days from the effective date of certain actions, particularly related to reexaminations and inspections. Consequently, HUD is similarly waiving the 60-day deadline for the Mod Rehab program and providing that PHAs must submit form HUD-50058 for transactions within 90 days of the effective date of action.

Although this waiver provides up to 90 days for PHAs to submit HUD-50058 forms into IMS-PIC (Inventory Management System-PIH Information Center), HUD encourages those PHAs that are have operational capacity to do so to continue submitting HUD-50058 forms within the normal 60-day timeframe.

PIH recognizes this Notice and any subsequent Notices providing waiver authority to HUD-50058 submission requirements could impact the PHA's ability to submit HUD-50058 forms into the IMS-PIC system and potentially result in fatal errors. In order to minimize the occurrence of these errors resulting from implementing these waivers, PIH will be issuing guidance in the near future that will provide Mod Rehab PHAs with workarounds to avoid any potential issues in the PIC system.

For PHAs that submit HUD-50058 forms and receive a fatal error, PIH will not require these HUD-50058 forms to be re-submitted consistent with the waiver of reporting provisions in the Notice. PIH encourages these PHAs to not re-submit these forms until after PIH issues the

revised guidance for HUD-50058 reporting. For PHAs that submit HUD-50058 forms successfully in the interim period before the new reporting guidance is issued, PIH may require corrections to these HUD-50058 forms and re-submission to IMS-PIC.

Period of Availability: The period of availability ends December 31, 2020.

- 14. Excluded Programs.** The provisions implemented by this notice do not apply to the HCV program and the Section 8 Mod Rehab SRO program.
- 15. Paperwork Reduction Act.** The information collection requirements contained in this document are approved by the (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The OMB control number is 2577-0169.
- 16. Further Information.** Direct questions to the Housing Voucher Financial Management Division (FMD), Office of Public Housing and Voucher Programs, at PIHFinancialManagementDivision@hud.gov.

/s/
R. Hunter Kurtz, Assistant Secretary
for Public and Indian Housing

Appendix A

HOUSING PROGRAMS PROJECT-BASED RENTAL ASSISTANCE

For an additional amount for “Project-Based Rental Assistance”, \$1,000,000,000, to remain available until expended, to prevent, prepare for, and respond to coronavirus, including to provide additional funds to maintain normal operations and take other necessary actions during the period that the program is impacted by coronavirus, for assistance to owners or sponsors of properties receiving project-based assistance pursuant to section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f et seq.) Provided, That the Secretary may waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in connection with the use of amounts made available under this heading in this Act (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment), upon a finding by the Secretary that any such waivers or alternative requirements are necessary to expedite or facilitate the use of such amounts to prevent, prepare for, and respond to coronavirus, and such waiver or alternative requirement is consistent with the purposes described under this heading in this Act: Provided further, That the Secretary shall notify the public through the Federal Register or other appropriate means of any such waiver or alternative requirement in order for such waiver or alternative requirement to take effect, and that such public notice may be provided, at a minimum, on the Internet at the appropriate Government web site or through other electronic media, as determined by the Secretary: Provided further, that such amount is designated by the Congress as being for an emergency requirement pursuant to section 3 251(b)(2)(A)(i) of the Balanced Budget and Emergency Deficit Control Act of 1985.