

PIH 2020-05 COVID-19 STTUTORY AND REGULATORY WAIVERS - APRIL 10, 2020 **AMENDED JULY 8, 2020**

FUNCTION	CHANGE	EFFECTIVE DATE	PERIOD OF AVAILABILITY END DATE
<p>HCV-3 Annual Examination Income and Composition Verification</p> <p>HCV-4 Interim Examinations Income and Composition Verification</p>	<p>PHA may forgo third party income verification requirements for annual and interim reexaminations, including the use of EIV, rather than delaying the family's recertification. The PHA is responsible for addressing any material discrepancies that may arise later such as the tenant reported lost job but later verification shows the tenant's employment continued.</p> <p>BCHA will consider self-certification as income verification to process re-examinations, however, every effort will be made to obtain higher level 3rd Party Verification.</p>	<p>April 15, 2020</p>	<p>July 31, 2020 Dec. 31, 2020</p>
<p>HQS-1 Initial Inspections</p>	<p>HUD is waiving the requirement to conduct an initial inspection prior to approving lease-up and HAP Contract and providing an alternative requirement. In order to place the unit under HAP contract and commence making payments, the PHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life threatening conditions exist in the unit in question instead of conducting an initial inspection. The PHA is required to conduct an HQS inspection on the unit as soon as reasonably possible but no later than October 31, 2020.</p> <p>BCHA will provide a certification form to the owner for completion and return to the HQS inspector.</p>	<p>April 15, 2020</p>	<p>Owner Certification by July 31, 2020 Dec. 31, 2020</p> <p>Unit Inspection by October 31, 2020 1 year anniversary of date of owner's certification</p>
<p>HQS-6 Interim Inspections (tenant requested)</p>	<p>HUD is waiving the requirement that the PHA must inspect reported life threatening inspections within 24 hours of receipt of the notification. In addition if the reported condition is not life-threatening, the PHA must inspect the unit within 15 days. The following alternative requirement is established.</p> <p>If the reported deficiency is life-threatening, BCHA will notify the owner of the reported life-threatening deficiency and the owner must either correct the life-threatening deficiency within 24 hours of the notification or provide documentation to the HQS inspector that the reported deficiency does not exist. Documentation of correction or non-existence of the deficiency is completed by the owner sending a photo to the PHA either by email or text.</p>	<p>April 25, 2020</p>	<p>July 31, 2020 Dec. 31, 2020</p>

	In the case of a reported non-life threatening deficiency, BCHA will notify the owner of the reported deficiency within 30 days and the owner must either make the repair or document that the deficiency does not exist within 30 days of the notification either by email, text, or a photo the PHA.		
HQS-9 HQS Quality Control Inspections	HUD is waiving the requirement for PHA's to conduct supervisory quality control inspections of a sampling of units under contract.	April 15, 2020	October 31, 2020 Dec. 31, 2020
HQS-10 HWS Space and Security	HUD is waiving the requirement that establishes a minimum standard for adequate space (occupancy standards) for PHA's wishing to assist a current participant that needs to add a member or members to the assisted household as a result of the COVID-19 emergency and the additional family members would result in the unit not meeting the space and security standards. THIS PROVISION DOES NOT APPLY TO AN INITIAL OR NEW LEASE.	April 15, 2020	The duration of the current lease term or one year from the date of PIH notice issued April 20, 2020; whichever is longer.
HCV-3 Voucher Extensions	<p>HUD is waiving the requirement that the extension(s) must be in accordance with the PHA's Administrative Plan in order to allow the PHA to provide extensions even though it has been unable to formally amend its policy in the administrative plan.</p> <p>BCHA may provide additional 30 day extensions related to the Stay at Home/Stay Safe Orders; provided the applicant/tenant can provide documentation of their attempts to locate affordable housing. BCHA Director will review each additional extension request for applicability and approval. No additional extensions will be issued after the availability end date of July 31, 2020.</p>	April 15, 2020	July 31, 2020 Dec. 31, 2020
HCV-4 Execution of a HAP Contract	HUD is waiving the regulatory requirement to execute the HAP contract no later than 60 days from the lease date. Waiver is provided to allow PHA's to execute the HAP contract after the 60 day deadline has passed and make housing assistance payments back to the beginning of the lease term. However, the PHA and owner must execute the HAP contract no later than 120 days from the beginning of the lease term.	April 15, 2020	July 31, 2020 Dec. 31, 2020

HCV-5 Absence from Unit	<p>HUD is waiving the 180 consecutive calendar requirement to allow the PHA at its discretion to continue housing assistance payment and not terminate the HAP contract due to extenuating circumstances (i.e. hospitalization, extended stays at nursing homes, caring for family members).</p> <p>BCHA Director will review each additional extension request for applicability and approval.</p>	April 15, 2020	December 31, 2020
HCV-6 Automatic Termination (Zero HAP)	<p>In recognition that the COVID-19 emergency is creating economic and employment instability for families, as well as situations, where families may, on a temporary basis, be adding members whose additional income may result in a Zero HAP subsidy calculation, HUD is waiving this requirement.</p> <p>As an alternative BCHA, upon written notice to the owner and family, may extend the period of time following the last payment to the owner. The extension will be determined by the BCHA Director. No extension will be approved beyond December 31, 2020.</p>	April 15, 2020	December 31, 2020

Nancy Friudenberg
 Approved- Nancy Friudenberg, Director

7/8/20
 Date