

On April 10, 2020, the U.S. Department of Housing and Urban Development (HUD) released a series of waivers and program updates for both the Public Housing and Housing Choice Voucher (HCV) programs in response to Covid-19. As a result of this notice, BHA has adopted the following waivers:

1. For Both Public Housing and Housing Choice Voucher (HVC) Programs:

- i. **Annual Reexaminations:** Although BHA will attempt to collect documentation to complete annual Reexaminations timely, BHA will practice leniency with families who need additional time to provide verification to complete their annual reexaminations. **
- ii. **Self-Certifications:** BHA will accept self-certifications of income and assets as the highest form of verification to process annual or interim recertifications. Income questionnaires and self-certifications may be completed over the telephone, by email, or through the mail. Telephone recertification shall require that the BHA read statements requiring accuracy and completeness of information and the repercussions for failing to provide complete information.
- iii. **Family Self-Sufficiency (FSS):** BHA may consider Covid-19 as “good cause” where practical and depending on the individual circumstances of families who request contract extensions due to Covid-19.** (This waiver authority expires 12/31/20)
- iv. **Enterprise Income Verification (EIV) Monitoring:** The BHA will make best attempts to continue to monitor the EIV reports as required under PIH 2018-18, but will take advantage of that authority waiving the monitoring requirement.

2. For Housing Quality Standard Inspections: (HQS)

- i. **Annual Inspections:** BHA policy allows it to conduct inspections on a biennial basis without needing a waiver. As a result of Covid-19 BHA is implementing biennial inspections.
- ii. **Space in Unit:** BHA is waiving the HQS requirement of at least one bedroom for every two family members if a participant family needs to add additional members due to Covid-19. However, families that elect this option will be required to sign an acknowledgement that the ability to waive these requirements will expire at the end of the lease term or April 10, 2021, whichever is longer. (Please note this waiver is not available to initial or new leases.)
- iii. **Homeownership Option:** BHA is waiving the requirement that the BHA inspect a home prior to beginning homeownership payments. However, the family is still required to obtain an independent professional inspector and BHA is still required to review the independent inspection and has discretion to disapprove the unit for the homeownership option based on information contained in that report.

3. For Housing Choice Voucher (HCV) Program:

- i. **Voucher Extensions:** BHA can extend vouchers under its policy without needing a waiver. As a result of Covid-19, BHA has frozen all vouchers that were effective March 9, 2020 until July 3, 2020. As of July 3, 2020 each family’s voucher will be extended for all of the time they had remaining on the voucher as of March 9, 2020.
- ii. **Family absence from a unit over 180 days:** BHA shall consider individual family circumstances related to Covid-19 to determine whether or not to terminate a family’s housing assistance payments when a family is absent from the unit over 180 days. **
- iii. **Over-Income Families:** BHA is utilizing the waiver to not terminate families who are determined over-income (and receiving 0 subsidy) within 180 days. BHA will take into account individual circumstances and may extend participation up to 12/31/20 based on individual family’s circumstances. **
- iv. **Homeownership Counseling Requirement for families moving under Portability:** BHA will waive the requirement that families participate in homeownership counseling if they are moving into BHA jurisdiction under portability and meet all other homeownership requirements.

- v. **Family Unification Program (FUP):** BHA will utilize a waiver that allows it to execute a HAP contract for FUP youth by one year. Specifically it may on behalf of any otherwise eligible FUP youth not more than 25 years of age (not yet reached their 26th birthday.)**

*This waiver authority expires 7/31/20.

**This waiver authority expires June 30, 2021