

May 4, 2020

Bath Housing Authority's Board of Commissioners has approved several policy and procedural revisions affecting residents, voucher holders, applicants, landlords and staff in response to the COVID-19 outbreak and per U.S. Department of Housing and Urban Development Notice PIH 2020-05. This Notice is provided to meet the requirements of the PIH 2020-05. Unless otherwise stated, these policy revisions remain in effect until Bath Housing Authority's Board of Commissioners rescinds them or HUD availability period ends.

Public Housing and Housing Choice Voucher Program

Income Verification: Self-certification will be allowed for income verification. EIV will not be used for annual or interim re-examinations.

Evictions: No evictions for nonpayment of rent will be served before July 25, 2020. All lease provisions remain in effect and residents are obligated to pay rent as usual. All policies related to fees, penalties or eviction **not** related to nonpayment of rent still apply.

Public Housing

Declining Apartment Offers: Applicants declining three apartment offers will not have their names removed from any waiting list.

Administration: Admissions and Continued Occupancy Plan approval process allows automatic amendments with formal approval at a later date. Energy Audit deadline is extended by one year. Financial reporting deadline extensions will apply. PHA waives requirement to submit 50058 to HUD within 60 days.

Housing Choice Voucher Program

Housing Quality Standard (HQS) Inspections: All regular HQS inspections may be delayed until October 31, 2020. We will continue to conduct initial HQS inspections and emergency inspections upon request. A 30-day extension is allowed for non-life threatening HQS findings. No quality control inspections will take place. Dwelling unit requirements of 1 bedroom or sleeping room for each two persons are waived.

Administration: Bath Housing may extend voucher terms, increase the payment standard for families any time after the effective date of the increase, adopt revisions to the admin plan as needed, waives the 60-day requirement for HAP contracts, and allows for absences from units longer than 180 days. Financial reporting deadline extensions will apply. PHA waives requirement to submit 50058 to HUD within 60 days.

Remote Appointments and Briefings: All appointments and briefings with Bath Housing staff are being held remotely by phone or video conference and only required paperwork is being exchanged by e-mail, fax, US Postal Service, or the 80 Congress Avenue drop slot.

Informal Hearings and Reviews: All Hearings and Reviews are being held remotely by phone or video conference and any required paperwork is being exchanged by e-mail, fax, US Postal Service or the 80 Congress Avenue drop slot.

Other: Bath Housing Authority will delay energy audits and take advantage of extended deadlines for financial reporting.

This chart summarizes the waivers authorized under this notice and the availability period for each. PHAs must keep written documentation on the waivers applied by the PHA as well as the effective dates. To fulfill those requirements, PHAs may but are not required to utilize the last two columns to record this information.

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-1 PHA 5-Year and Annual Plan	<u>Statutory Authority</u> Section 5A(a)(1), Section 5A(b)(1), Section 5A(g), Section 5A(h) <u>Regulatory Authority</u> § 903.5(a)(3), 903.5(b)(3), 903.21	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<ul style="list-style-type: none"> Varies based on FYE 7/31/20 	Yes	4/10/20
PH and HCV-3 Annual reexamination Income Verification	<u>Regulatory Authority</u> § 5.233(a)(2) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHAs to consider self-certification as the highest form of income verification PHAs that implement this waiver will be responsible for addressing material income discrepancies that may arise later 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
PH and HCV-4 Interim reexaminations	<u>Statutory Authority</u> Section 3(a)(1) <u>Regulatory Authority</u> § 5.233(a)(2), 982.516(c)(2), 960.257(b) and (d) <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/20
PH and HCV-5 EIV System Monitoring	<u>Regulatory Authority</u> § 5.233 <u>Sub-regulatory Guidance</u> PIH Notice 2018-18	<ul style="list-style-type: none"> • Waives the mandatory EIV monitoring requirements. 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/20

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HQS-3 Non-Life Threatening HQS - Initial Unit Approval	<u>Statutory Authority</u> Section 8(o)(8)(A)(ii) <u>Regulatory Authority</u> HOTMA HCV Federal Register Notice January 18, 2017	<ul style="list-style-type: none"> Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20
HQS-5 Biennial Inspections	<u>Statutory Authority</u> Section 8(o)(D) <u>Regulatory Authority</u> §§ 982.405(a), 983.103(d)	<ul style="list-style-type: none"> Allows for delay in biennial inspections All delayed biennial inspections must be completed as soon as reasonably possible but by no later than October 31, 2020. 	<ul style="list-style-type: none"> 10/31/20 	No, PHA will utilize biennial inspection option as allowed per approved changes.	
HQS-9 HQS QC Inspections	<u>Regulatory Authority</u> § 982.405(b)	<ul style="list-style-type: none"> Provides for a suspension of the requirement for QC sampling inspections 	<ul style="list-style-type: none"> 10/31/20 	Yes	4/10/20
HQS--10 HQS Space and Security	<u>Regulatory Authority</u> § 982.401(d)	<ul style="list-style-type: none"> Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. 	Remains in effect one year from lease term or date of notice, whichever is longer	Yes	4/10/20
HCV-1 Administrative Plan	<u>Regulatory Authority</u> § 982.54 (a)	<ul style="list-style-type: none"> Waives the requirement to adopt revisions to the admin plan 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-3 Term of Voucher - Extensions of Term	<u>Regulatory Authority § 982.303(b)(1)</u>	<ul style="list-style-type: none"> • Allows PHAs to provide voucher extensions regardless of current PHA policy 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/20
HCV-4 PHA Approval of Assisted Tenancy	<u>Regulatory Authority § 982.305(c)</u>	<ul style="list-style-type: none"> • Provides for HAP payments for contracts not executed within 60 days • PHA must not pay HAP to owner until HAP contract is executed 	<ul style="list-style-type: none"> • 7/31/20 	Yes	4/10/20
HCV-5 Absence from unit	<u>Regulatory Authority § 982.312</u>	<ul style="list-style-type: none"> • Allows for PHA discretion on absences from units longer than 180 days • PHAs must not make HAP payments beyond 12/31/20 for units vacant more than 180 consecutive days 	<ul style="list-style-type: none"> • 12/31/20 	Yes	4/10/20

Item	Statutory and regulatory waivers	Summary of alternative requirements	Availability Period Ends	Did PHA implement waiver and alternative requirement?	Date of PHA adoption
HCV-7 Increase in Payment Standard	<u>Regulatory Authority</u> § 982.505(c)(4)	<ul style="list-style-type: none"> Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so. 	<ul style="list-style-type: none"> 12/31/20 	Yes	4/10/20
PH-4 ACOP	<u>Regulatory Authority</u> § 960.202(c)(1)	<ul style="list-style-type: none"> Changes to approval process for ACOP 	<ul style="list-style-type: none"> 7/31/20 	Yes	4/10/20
PH-6 Energy Audits	<u>Regulatory Authority</u> § 965.302	<ul style="list-style-type: none"> Allows for delay in due dates of energy audits 	One year beyond 2020 audit deadline	Yes	4/10/20
11c Financial reporting	<u>Regulatory Authority</u> §§ 5.801(c), 5.801(d)(1)	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by PHA FYE	Yes	4/10/20
12a Form HUD 50058	<u>Regulatory Authority</u> 24 CFR Part 908, § 982.158 <u>Sub-regulatory Guidance</u> PIH Notice 2011-65	<ul style="list-style-type: none"> Waives the requirement to submit 50058 within 60 days Alternative requirement to submit within 90 days of the effective date of action 	<ul style="list-style-type: none"> 12/31/20 	Yes	4/10/20
12c Deadline for reporting Operating and Capital Fund expenditures	<u>Statutory Authority</u> Section 9(j) <u>Regulatory Authority</u> § 905.306(d)(5)	<ul style="list-style-type: none"> Provides a one-year extension 	One-year extension, however no programmatic expenditure end date shall be extended beyond one month prior to closure of relevant	Yes	4/10/20

			appropriations acc	
--	--	--	--------------------	--