



Bloomington Housing Authority

1007 North Summit, Bloomington, Indiana 47404
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The Department of Housing and Urban Development (HUD) issued NOTICE PIH 2020-05 on April 10, 2020. This notice remains in effect until amended, superseded or rescinded. Pursuant to the authority provided under the CARES Act, HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) program. These waivers provide administrative flexibilities and relief to Bloomington Housing Authority in response to the COVID-19 national emergency.

Summary of HUD Waivers Adopted by BHA

Waiver Item	Summary of Waiver	Expiration Date	Was Waiver Adopted?	Date of Adoption
Delayed Annual Reexams for Public Housing & HCV Program	<ul style="list-style-type: none">Permits the BHA to delay the annual reexamination of income and family composition	<ul style="list-style-type: none">12/31/20	YES However, BHA staff expect minimal, if any, delays in Annual Reexaminations	4/17/20
Income Verification for Public Housing and HCV Program	<ul style="list-style-type: none">Allows BHA to consider self-certification as the highest form of income verificationAlthough allowed to use self-certification, tenants may be responsible to repay any amounts due to BHA as a result of discrepancies between the amount reported and the amount verified	<ul style="list-style-type: none">7/31/20	YES See new Self Certification Form	4/17/20



HCV INSPECTIONS

Waiver Item	Summary of Waiver	Expiration Date	Was Waiver Adopted?	Date of Adoption
Initial (Move-In) inspections for HCV Program and Project Based Voucher Program	<ul style="list-style-type: none"> Owner may self-certify that there are no life-threatening items that need corrected When used, BHA will reinspect by 10/31/20 	<ul style="list-style-type: none"> 7/31/20 (owner's self-cert) 10/31/20 (BHA inspect by date for units under owner self-cert) 	YES	4/17/20
Concern Inspections	<ul style="list-style-type: none"> Allows BHA to postpone inspections and rely on alternative methods such as self-certification to ensure unit meets Housing Quality Standards 	<ul style="list-style-type: none"> 7/31/20 	YES	4/17/20
HQS Quality Control Inspections	<ul style="list-style-type: none"> Suspends Quality Control inspections 	<ul style="list-style-type: none"> 10/31/20 	YES	4/17/20
HQS Space and Security	<ul style="list-style-type: none"> Waives the requirement that each dwelling unit have at least 1 sleeping room for each 2 persons 	Remains in effect one year from lease term	YES, however, may only apply to units outside Bloomington city limits	4/17/20



HOUSING CHOICE VOUCHER (HCV) PROGRAM

Waiver Item	Summary of Waiver	Expiration Date	Was Waiver Adopted?	Date of Adoption
BHA Oral Briefing	<ul style="list-style-type: none">• Waives the requirement for an oral briefing• Allows voucher briefings to be conducted via phone, mail, or email	<ul style="list-style-type: none">• 7/31/20	YES	4/17/20
Extensions of Voucher Terms	<ul style="list-style-type: none">• Allows BHA to provide voucher extensions regardless of current BHA policy	<ul style="list-style-type: none">• 7/31/20	YES	4/17/20
Absence from unit	<ul style="list-style-type: none">• BHA may allow, in certain circumstances, the family to be out of the unit longer than 180 days	<ul style="list-style-type: none">• 12/31/20	YES	4/17/20
Voucher termination for 180 days of no Housing Assistance Payment (Zero-HAP)	<ul style="list-style-type: none">• BHA may decide to not automatically terminate assistance when a family has received no housing assistance for 180 days due to having enough income to support paying full rent	<ul style="list-style-type: none">• 12/31/20	YES	4/17/20



PUBLIC HOUSING PROGRAM

Waiver Item	Waiver Summary	Expiration Date	Was Waiver Adopted?	Date of Adoption
Public Housing: ACOP (Program Policies)	<ul style="list-style-type: none">Eases revision requirements to Public Housing policies	<ul style="list-style-type: none">7/31/20	YES	4/17/20
Public Housing: Community Service Requirement	<ul style="list-style-type: none">Community Service Requirements are temporarily suspended	<ul style="list-style-type: none">3/31/21	YES	4/17/20
Public Housing: Over-income families	<ul style="list-style-type: none">Changes to timeframes for determination of over-income	<ul style="list-style-type: none">12/31/20	YES	4/17/20
Public Housing: Resident Council Elections	<ul style="list-style-type: none">Allows for delays to elections	<ul style="list-style-type: none">7/31/20	YES	4/17/20
Public Housing: Tenant Notifications	<ul style="list-style-type: none">Advance notice not required except policies related to tenant charges	<ul style="list-style-type: none">7/31/20	YES	4/17/20



FAMILY SELF-SUFFICIENCY & HOMEOWNERSHIP PROGRAMS

Waiver Item	Summary of Waiver	Expiration Date	Was Waiver Adopted?	Date of Adoption
Homeownership Counseling	<ul style="list-style-type: none">• Waives the requirement for the family to obtain pre-assistance counseling for Homeownership Program	<ul style="list-style-type: none">• 7/31/20	YES	4/17/20
FSS Contract of Participation	<ul style="list-style-type: none">• Allows additional extensions to FSS contract of participation	<ul style="list-style-type: none">• 12/31/20	YES	4/17/20



PROGRAM ADMINISTRATION

Waiver Item	Waiver Summary	Expiration Date	Was Waiver Adopted?	Date of Adoption
BHA Reports to HUD related to Family Information	<ul style="list-style-type: none"> Allows for delays for BHA’s reporting requirements on HUD Form 50058 	<ul style="list-style-type: none"> 12/31/20 	YES	4/17/20
HCV Administrative Plan	<ul style="list-style-type: none"> Eases requirements for revising the Administrative Plan 	<ul style="list-style-type: none"> 7/31/20 	YES	4/17/20
Public Housing: ACOP (Program Policies)	<ul style="list-style-type: none"> Eases requirements for revising the Admissions and Continued Occupancy Plan 	<ul style="list-style-type: none"> 7/31/20 	YES	4/17/20
BHA 5 Year and Annual Plan	<ul style="list-style-type: none"> Alternative dates for submission Changes to significant amendment process 	<ul style="list-style-type: none"> 7/31/20 	YES Revised Due Date is 10/18/20	4/17/20
BHA Financial reporting	<ul style="list-style-type: none"> Allows for extensions of financial reporting deadlines 	Varies by BHA Fiscal Year End	YES	4/17/20
EIV System Monitoring	<ul style="list-style-type: none"> Waives the mandatory EIV monitoring requirements 	<ul style="list-style-type: none"> 7/31/20 	YES	4/17/20



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References:

HUD Notice PIH 2020-05: <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2020-05.pdf>

Interim Declaration Form: http://bhaindiana.net/wp-content/uploads/2020/04/Interim_Change_Declaration.pdf

Self-Certification Form: http://bhaindiana.net/wp-content/uploads/2020/04/Self_Cert_Declaration.pdf

HQS Certification Form: http://bhaindiana.net/wp-content/uploads/2020/04/HQS_Self_Cert.pdf