Notification of Adoption of Waivers Contained in Department of Housing and Urban Development Notice PIH 2020-05

Effective 4/13/2020, the Baltimore Regional Housing Partnership (BRHP) adopted and enacted the following waivers allowing for temporary changes to reduce the impact of COVID-19:

- **PH and HCV-3 Annual Reexamination Income Verification**: Waives the requirements to use the income hierarchy, including the use of EIV, and will allow PHA’s to consider self-certification as the highest form of income verifications. Waiver expires 7/31/2020.
- **PH and HCV-4 Interim Reexaminations**: Waives the requirement to use the income verification requirements, including the use of EIV, for interim reexaminations. Waiver expires 7/31/2020.
- **HQS-5 Biennial Inspections**: Allows for delay in biennial inspections. All delayed biennial inspections must be completed as soon as reasonably possible, but no later than 10/31/2020.
- **HQS-9 HQS QC Inspections**: Provides for a suspension of the requirement for QC sampling inspections. Waiver expires 7/31/2020.
- **HQS-10 HQS Space and Security**: Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. Remains in effect 1 year from lease term.
- **HCV-2 PHA Oral Briefing**: Waives the requirement for an oral briefing, provides for alternative methods to conduct required voucher briefing. Waiver expires 7/31/2020.
- **HCV-3 Term of Voucher**: Allows PHAs to provide voucher extensions regardless of current PHA policy. Waiver expires 7/31/2020.
- **HCV-4 PHA Approval of Assisted Tenancy – When HAP Contract is Executed**: Waives requirement that HAP contract must be executed within 60 days from the beginning of lease term. Allows for HAP contracts to be executed no later than 120 days from beginning of lease term. Waiver expires 7/31/2020.
- **HCV-6 Automatic Termination of the HAP contract**: Allows PHA to extend the period of time after the last HAP payment is made before the HAP contract terminates automatically. Waiver expires 12/31/2020

Adoption of these waivers is voluntary and subject to change. If conditions allow for the resumption of standard BRHP practices prior to the expiration of a particular waiver, BRHP reserves the right to expire the waiver prior to the expiration date listed below. BRHP also reserves the right to adopt additional waivers contained in PIH Notice 2020-05, or any additional waiver for which HUD-approval has been received.

Revision date: 04/30/2020