



## **HOPWA/COVID-19 Office Hours:**

### **PROPERTY STANDARDS WAIVER**

December 14, 2021



# Presenters/Facilitators

## The Cloudburst Group

Steve Ellis

Heather Rhoda

Emma Jordan

## Office of HIV Housing (OHH) Staff

Amy Palilonis, Deputy Director

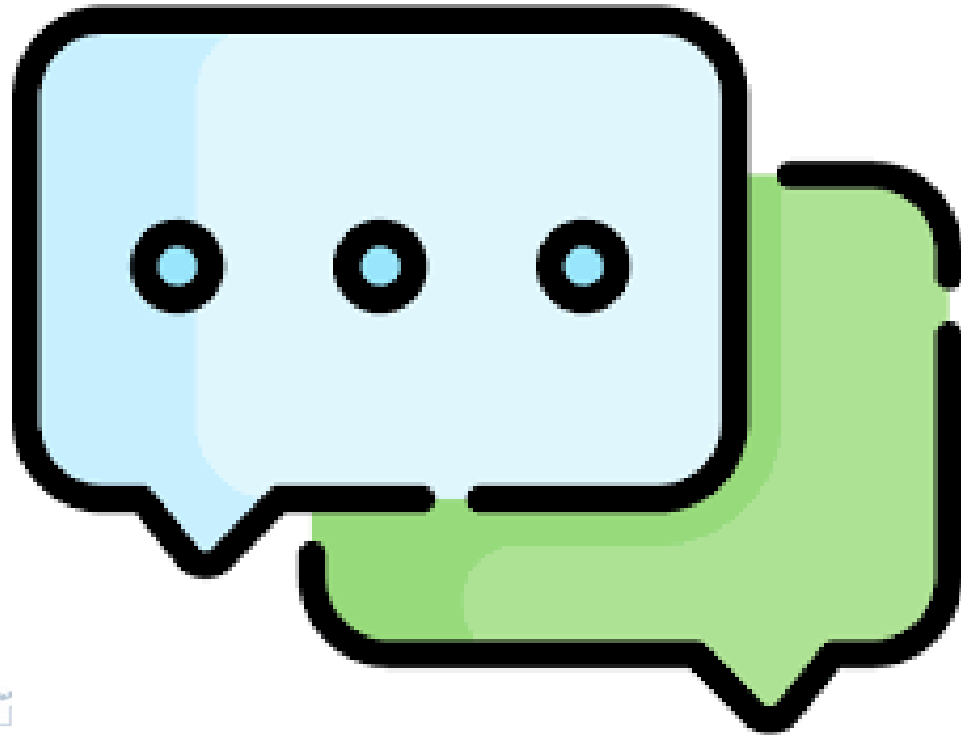


# Office Hour Topics

- OHH Guidance on HOPWA Waivers
- HOPWA habitability regulations and guidance
- HOPWA Property Standards waiver and requirements
- Questions and Discussion



# Chat Box



## Use the Chat Box:

- To ask questions
- Share how your program is conducting onsite re-inspections
- Tell us if you are having difficulty conducting re-inspections and reasons why



# *What are the HOPWA regulatory inspection requirements?*

“All housing assisted under § 574.300(b) (3), (4), (5), and (8) must meet the applicable housing quality standards”

(3) Acquisition, rehabilitation, conversion, lease, and repair of facilities to provide housing and services;

(4) New construction (for single room occupancy (SRO) dwellings and community residences only);

(5) Project- or tenant-based rental assistance, including assistance for shared housing arrangements;

(8) Operating costs for housing including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies, and other incidental costs



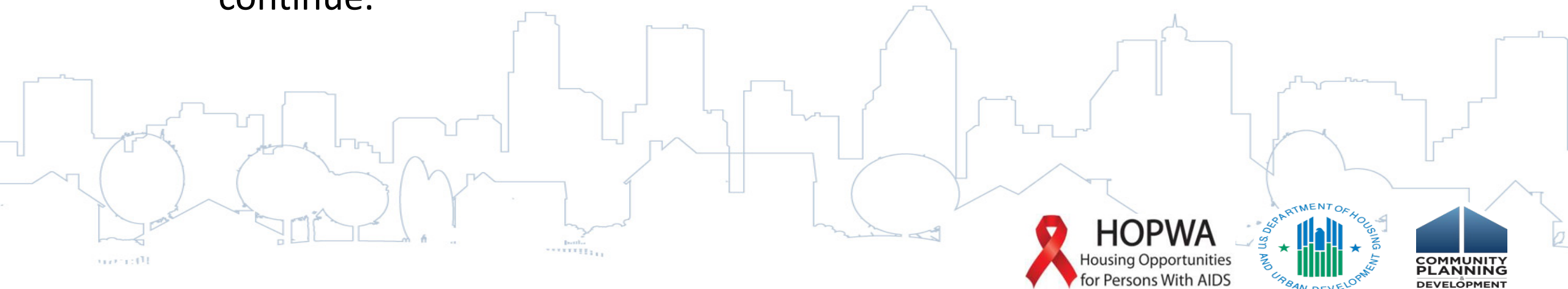
# *How do programs determine if units meet HOPWA habitability requirements?*

## *Initial inspections*

- To ensure the unit meets HOPWA habitability before assistance begins.

## *Annual inspections*

- To ensure the unit meets HOPWA habitability so that assistance may continue.



# Property Standards Waiver Timeline

## Summary

March 31, 2020

- HUD waived the **physical inspection requirement** for tenant-based rental assistance at 24 CFR 574.310(b) for one year so long as grantees or project sponsors were able to visually inspect the unit using technology to ensure the unit met HQS before any assistance was provided and grantees or project sponsors had written policies in place to physically reinspect the unit *after health officials determined special measures to prevent the spread of COVID-19 were no longer necessary.*

May 22, 2020

- HUD waived the **physical inspection requirement** for acquisition, rehabilitation, conversion, lease, or repair; new construction of single room occupancy dwellings and community residences; project or tenant-based rental assistance; or operating costs *for one year* so long as grantees or project sponsors met the criteria outlined in the waiver.

June 30, 2021

- HUD extended the physical inspection requirement for all applicable housing types **until September 30, 2021, requiring physical re-inspections be completed by December 31, 2021.**



# What does the Property Standard Waiver mean?

**Initial** inspections for households/units funded under these HOPWA activities were waived if:

- The Grantee notified HUD of their intent to use this waiver (or extensions) per the directions in each memo
- The Grantee approved project sponsors to use this waiver
- The program doing inspections could visually inspect the unit using technology, such as video streaming, to ensure the unit meets HQS before any assistance was provided
- The program had written policies to physically reinspect the units by December 31, 2021 at the latest
  - Note, if your program did not use this June 30, 2021, waiver extension, initial physical inspections had to be completed earlier





# Property Standards Waiver Timeline

## Where are we now?

The option to use this waiver expired on September 30, 2021.

Project sponsors should be actively reinspecting all units where the initial inspection was conducted remotely/virtually.

Re-inspections must be completed **by December 31, 2021.**



# Property Standards Waiver

## Next Steps

- Collect all required and recommended documentation.
- Grantees and project sponsors should ensure that policies and procedures were updated for use of the waiver, including resuming normal inspection activities post waiver.
- Grantees and project sponsors should ensure that the reinspection process for initial inspections is complete by **December 31, 2021**.



# How do we Document use of the Property Standards Waiver?

A grantee should, at a minimum, have:

- Documentation it notified HUD per the directions in the HUD memo
- Documentation informing and permitting its project sponsors to use this waiver
- Updated its HOPWA habitability policies and procedures

A project sponsor should, at a minimum, have:

- Documentation its Grantee approved use of this waiver
- Updated its HOPWA habitability policies and procedures
- Documentation in household's file that the waiver was applied
- Documentation that a virtual inspection occurred
- Documentation in household's file when the physical inspection was completed



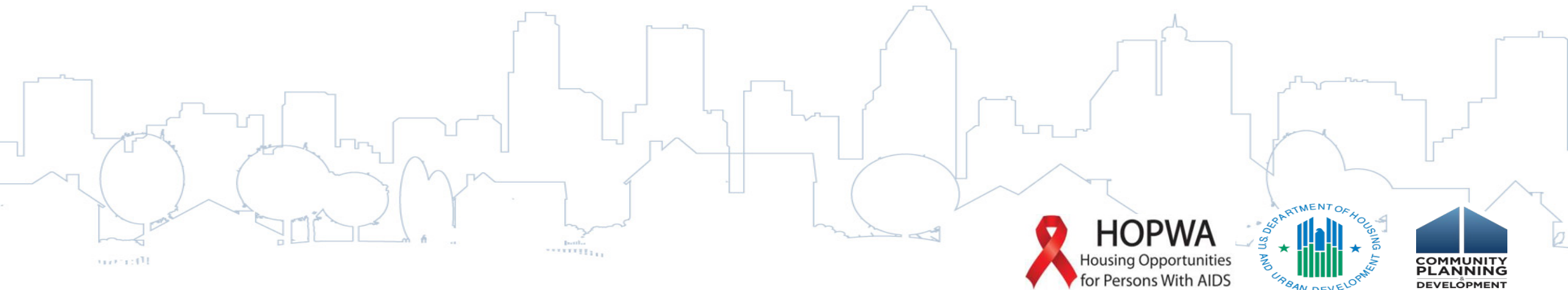
# Property Standards Waiver

## Did you know?

A grantee may choose to use HOPWA habitability or Section 8 Housing Quality Standards (HQS). Pick one and use that method consistently.

Conducting a lead-based paint visual assessment was not waived.

Visual assessments must continue when applicable and may be done remotely as part of the inspection process.



# Property Standards Waiver

## Did you know?

Annual inspections were not included in the waiver. **Instead**, HUD OHH allowed for annual inspections to be postponed or conducted remotely/virtually.

- HOPWA programs are encouraged to return to conducting in person annual inspections when those can be done safely
- If physical annual inspections are not yet possible, programs are encouraged to start or continue the practice of virtual inspections
- If annual inspections were postponed (and remote inspections did not occur) so staff have not been in a unit for a year or longer, you might end up identifying some inspection related issues that will need to be corrected.
- If needed to safely conduct in person inspections, using HOPWA funding to purchase Personal Protective Equipment (PPE) is an eligible HOPWA cost.



# Property Standards for HOPWA

## *Final Reminders:*

- Collect all required and recommended documentation.
- Grantees and project sponsors should ensure that policies and procedures were updated for use of the waiver, including resuming normal inspection activities post waiver.
- Grantees and project sponsors should ensure that the reinspection process for initial inspections is complete by **December 31, 2021**.



# HOPWA/COVID-19 RESOURCES

Home > Programs > HOPWA: Housing Opportunities for Persons With AIDS > HOPWA Guidance for COVID-19

## HOPWA Guidance for COVID-19

This page contains COVID-19 guidance and resources for the HOPWA Program.

Resources and Guidance

Webinars

Other COVID-19 Resources

**NEW RESOURCE: [HOPWA-CV DUPLICATION OF BENEFITS QUICK GUIDE](#) (HUD - OCTOBER 18, 2021)**



# Ask HOPWA Policies Questions and/or Request Technical Assistance

## GET ANSWERS!

## GET ASSISTANCE!

### Ask Your Questions:

Grantees/Sponsors submit program, policy and/or COVID-related questions to the HOPWA Ask-A-Question (AAQ) desk:

[HOPWA Ask A Question \(AAQ\) Portal](#)

### Request Technical Assistance:

HUD is making additional technical assistance (TA) available to grantees to support HOPWA/COVID-19 planning, program development, problem-solving. Those needing TA assistance in managing COVID-19-related program issues may submit an online request through the HUD Exchange at:

<https://www.hudexchange.info/program-support/technical-assistance/>





# Questions and Discussion!

