

**OCALA HOUSING AUTHORITY
COVID-19 – HUD WAIVERS**

HOUSING QUALITY STANDARDS (HQS) WAIVERS (REV-2)

The U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing (PIH) issued waivers aimed at providing administrative relief and ensuring continued program operations during the COVID-19 pandemic. These waivers are directed to public housing authorities (PHAs), Indian tribes and tribally designated housing entities (TDHEs), and affect public housing, Section 8 /Housing Choice Voucher (HCV), Section 8 Project-Based Voucher (PBV), and Indian Housing programs.

The Ocala Housing Authority Board of Commissioners has chosen to implement the following waivers as they relate to HQS Inspections during the relevant applicability period. The full guidance can be found in HUD Notice PIH-2020-33 (HA) REV-2.

(Check applicable waivers)

HOH: _____ **Landlord/Owner**_____

_____ 1. **(HQS-1) Initial Inspection:** PHAs can enter a Housing Assistance Payment (HAP) contract for tenant-based or PBV units, turn over units to a new family, add new units to a PBV HAP contract, or substitute units on a PBV HAP contract without conducting a Housing Quality Standards (HQS) inspection through 06/30/2021. The PHA can rely on the owner’s certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question instead of conducting an initial inspection. The PHA must inspect the unit as soon as reasonably possible but no later than the anniversary of the owner’s certification.

This waiver may also apply to PHA owned properties if the independent entity is unable to perform the inspection. This waiver expires 06/30/2021.

*****The HQS Repairs Checklist must be attached to this waiver form. *****

_____ 2. **(HQS-3) Non-Life Threatening HQS:** The PHA may provide an extension of up to an additional 30 days to the owner to make the non-life-threatening repairs and continue to make payments to the owner during the period of that maximum 30-day extension. If the owner does not make the repairs during the extension, the PHA must withhold the payments.

This waiver may also apply to PHA owned properties if the independent entity is unable to perform the inspection. Period allowed for extension approvals ends on 06/30/2021.

Date Tenant Notified PHA: _____ *Date Landlord Notified PHA:* _____

Failed Inspection Date: _____ *Date Inspection Passed by HQS Inspector* _____

_____ 3. **(HQS-4) Initial HQS Alternative Inspection:** For initial failed inspections, PHA's will not have to abate HAP and can allow for extension of up to 30 days for owner repairs of non-life-threatening conditions and also in PHA-owned properties. PHA may commence assistance payments at the beginning of the lease term based on the alternative inspection and the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. At minimum, the PHA must require this owner certification. The PHA may add other requirements or conditions in addition to the owner's certification, but is not required to do so. Where self-certification was used the PHA must inspect the unit as soon as reasonably possible but no later than no later than 1-year anniversary of the owner's certification.

This waiver may also apply to PHA owned properties if the independent entity is unable to perform the inspection. Waiver expires 06/30/2021.

Date Tenant Notified PHA: _____ *Date Landlord Notified PHA:* _____

Failed Inspection Date: _____ *Date Inspection Passed by HQS Inspector* _____

_____ 4. * **(HQS-5) Interim HQS Inspection (Biennial Inspections):** Allows for delay in biennial inspections. PHAs must require owner certification that there are no life-threatening deficiencies. All delayed biennial inspections must resume by 6/30/2021 and be completed by 12/31/2021.

Date of owner's certification: _____

Inspector Signature: _____

_____ 5. **(HQS-6) Interim HQS Inspection:** If a tenant notifies a PHA that their unit does not comply with HQS, through 06/30/2021, the PHA may notify the project owner, in lieu of conducting an HQS inspection. For life threatening deficiencies, the owner must either correct the deficiency, or provide evidence that the deficiency does not exist within 24 hours. For non-

life-threatening deficiencies, the project owner must either correct the deficiency, or provide evidence that the deficiency does not exist within 30 days of the PHA notification.

This waiver may also apply to PHA owned properties if the independent entity is unable to perform the inspection. This waiver expires 06/30/2021.

Date Tenant Notified PHA: _____

Alternative Inspection Method: _____

Date Landlord Notified PHA of Repairs: _____

_____ * **6. (HQS-9) HQS Quality Control Inspections:** Provides for a suspension of QC Sampling Inspections. This waiver expires 06/30/2021.

_____ **7. (HQS-10) HQS Space and Security:** PHA waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room per 2 persons. This waiver would be in effect 12 months from the lease term or 1 year from the date of this notice, whichever is longer.

Lease Effective Date: _____

_____ **8. (HQS-11) Homeownership HQS:** PHA waives the requirement to conduct an initial HQS inspection in order to begin making homeownership assistance payments. This waiver does not negate the family's requirement to obtain an independent inspection. The waiver expires 06/30/2021.

HQS Inspector: _____

Date: _____

Print: _____

Owner/Property Manager _____

Date: _____

Print: _____

Tenant: _____

Date: _____

Print: _____

PHA Staff: _____

Date: _____

Print: _____

Unit Address: _____
