

New York City Housing Authority

Section 8 Program Update

Housing Quality Standards (April 27, 2020)

This is an update on NYCHA's Housing Quality Standards (HQS) operation during the state of emergency for COVID-19. As a reminder, the Owner Extranet and Self-Service Portal remain available for (1) online submission of requests and documents; (2) status updates; and (3) general case information. Please be aware that as a result of staffing schedule mandates, there may be delays in processing times for work, including printing and mailing of documents. To the extent possible, you should periodically visit the Self-Service Portal and Owner Extranet for status updates and printing of any needed documents.

- **NYCHA is not conducting HQS inspections until further notice.**
- **NYCHA will accept an owner's certification for initial inspections (e.g., New Rentals, Transfers and Restorations).** Because of the state of emergency for COVID-19, until further notice, NYCHA will authorize occupancy of a unit prior to the initial inspection being completed based on an owner's completion of the "Owner Certification of Initial Inspection" form, which includes a certification the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the prospective rental unit and public space areas of the building.

Owners must submit the completed Owner Certification for Initial Inspection (Interim Certification Due to COVID-19), NYCHA form 059.314A, by emailing it to S8.rtu@nycha.nyc.gov. NYCHA will review the form and, if approved, and the unit is otherwise eligible for Section 8 rental, will authorize the rental and commence Housing Assistance Payments. **Please note:** NYCHA will conduct an inspection of the unit once inspections resume.

- **NYCHA will accept an owner certification for existing new rentals that failed the initial inspection with non-life-threatening conditions.** Because of the state of emergency for COVID-19, until further notice, NYCHA is temporarily allowing owners whose unit failed an initial inspection because of non-life-threatening violation to certify repairs have been made. Owners must submit the completed Owner Certification for Initial Inspection (Interim Certification Due to COVID-19), NYCHA form 059.314A, by emailing it to S8.rtu@nycha.nyc.gov. NYCHA will review the form. **Please note:** NYCHA will reinspect the unit once inspections resume.
- **Life-threatening HQS violations (also known as "24-hour violations") must be corrected. NYCHA will temporarily accept, until further notice, the following as an alternate form of verifying completed repairs for 24-hour violations:**
 - **Unit Violations— Completed NE-2 certification and completed work order ticket(s) and/or paid invoice from a supplier for the repairs.** The work order and/or paid invoice must include the Section 8 tenant's address (including the unit number), the date the work was completed, and description of repairs completed.
 - **Public Space Violations— Completed NE-2PS certification and completed work order ticket(s) and/or paid invoice from a supplier for the repairs.** The work order and/or paid invoice must include the Section 8 tenant's address (including the unit number), the date the work was completed, and description of repairs completed.

The NE-2 and NE-2PS certifications are now available on the Owner Extranet. Please log into your account to view the certification. Owners can submit a certification of completed repairs to prevent suspension of (or reinstate) subsidy payments for 24-hour violations. Please see the Owner Extranet for additional information. **Please Note:** An approved NE-2 and NE-2PS certifications will be subject to Quality Control Inspections once inspections resume.

- **Suspension timeline for non-life-threatening HQS violations has been extended until further notice.** Because of the state of emergency for COVID-19, until further notice, NYCHA is temporarily extending the timeframe to address non-life-threatening HQS violations from 30 days to 90 days for inspections conducted on February 15, 2020 or later. NYCHA will advise owners when it will resume abatement for non-life-threatening HQS

violations. NYCHA expects that all owners will continue to make best efforts to correct **all** HQS violations in a timely manner. Owners can use the NE-2 certification to verify completed repairs for non-life-threatening conditions.

NYCHA is continuing to work closely with the NYC Department of Health and Mental Hygiene to monitor the Novel Coronavirus (COVID-19) and adhere to Executive Orders. The health and safety of our employees, property owners, and participants remain a priority as we adjust program operations.

Questions?

Information related to inspection results, suspension status, status of submitted certification(s), and other items is available on the Owner Extranet. Please refer to the [FAQs on Temporary Program Changes to HQS](#) for answers to frequently asked questions. For urgent issues, please contact us via email at s8.info@nycha.nyc.gov. Please note that response times are delayed due to increased volume.