

**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](mailto: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](mailto: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](mailto:s8.info@nycha.nyc.gov). Please note that response times are delayed due to increased volume.