



McHenry County Housing Authority

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Executive Directive from Kim Ulbrich, Executive Director MCHA Regarding Emergency Implementation of Biennial HQS Inspections

Due to the national pandemic of Covid-19, effective 3/16/2020, MCHA will switch over to biennial inspections for the Housing Choice Voucher (HCV) and the Project Based Voucher (PBV) program. All annual inspections of currently assisted HCV units or PBV units are cancelled until further notice from Federal, State, or Local officials that indicate it is safe to halt social distancing activities to prevent the spread of the virus. MCHA is amending our Administrative Plan without Board action to implement biennial inspections with HUD approval as outlined in "COVID 19 FAQs for Public Housing Agencies" released 3/30/2020. In this FAQs, HUD states the following:


OC4. What is HUD's guidance on HQS inspections for PHAs that have halted or are considering halting HQS inspections for health and safety reasons.

Currently, PHAs can utilize the following existing HQS inspection flexibilities: PHAs can move to biennial inspections following the streamlining notice (PIH 2016-05).

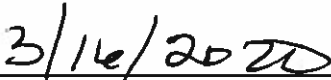
If, for any reason, any of these change to inspections would require an update to a PHA's Admin Plan, HUD can waive the requirement for the Admin Plan changes to be formally adopted by the Board in order to become effective (24 CFR § 982.54(a)).

Furthermore, MCHA will begin accepting alternative methods for verifying HQS deficiencies have been corrected. These methods will include landlord certification, photo documentation, and/or tenant certification. These alternative methods for verifying HQS deficiencies have been corrected will also continue until such time that Federal, State, or Local officials indicate social distancing activities are no longer needed to prevent the spread of COVID-19.

By Order of Kim Ulbrich, Executive Director



Signature



Date

