

Attention All Landlords: Important Information Regarding Annual/Biennial HQS
Inspections

The purpose of this notice is to communicate important information about new requirements for delayed inspections due to the ongoing COVID-19 pandemic.

In response to the pandemic, Lake MHA has adopted waiver provisions on inspection requirements as authorized by HUD through the CARES Act. Currently, Lake MHA has delayed completion of yearly inspections, to help slow the spread of the virus. On November 30, 2020, HUD issued an alternative requirement to this waiver, which is explained below.

HQS-5: HQS Inspection Requirement: Biennial Inspections

Under this waiver authority, Lake MHA may delay the regulatory requirement to complete biennial inspections and at a minimum must require the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit. This certification will be required from owners in lieu of Lake MHA conducting the physical inspection and will continue until physical inspections resume. Currently, HUD requires inspections to resume by June 30, 2021 unless the waiver is further extended by HUD.

Lake MHA will send landlords the required certification which must be completed and returned to Lake MHA. This certification will include the list of life-threatening deficiencies and is attached for your review.

The health and safety of employees, families, and landlords are of utmost importance to us. Lake MHA very much appreciates your participation as a landlord in the Housing Choice Voucher Program. Together, we continue to further HUD's mission to provide decent, safe, and sanitary affordable housing for low-income families of Lake County.

A complete list of waivers Lake MHA has adopted can be found on our website: <https://www.lakehousing.org/covid-19/>

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