

SCOTT COUNTY COMMUNITY DEVELOPMENT AGENCY

RESOLUTION NO. 08-20

ADOPTING AMENDMENT TO SECTION 8 ADMINISTRATIVE PLAN,
HOUSING QUALITY STANDARDS

WHEREAS, the Scott County Community Development Agency (CDA) wishes to revise its policy for the Housing Choice Voucher (HCV) Program;

WHEREAS, the revised policy meets requirements set forth and modified by the Federal Government in a Final Rule adopted in 2005, a subsequent amendment to the Final Rule, and the Housing and Economic Recovery Act (HERA) of 2008;

WHEREAS, revisions have been made to Chapter 8, Part II.C. Annual/Biennial HQS Inspections in accordance with PIH Notice 2016-05. The revised policy provides guidance as to the frequency of Housing Quality Standard Inspections for existing vouchers under contract;

NOW, THEREFORE, BE IT RESOLVED, that the Scott County Community Development Agency Board of Commissioners hereby adopts amendment to the Section 8 Administrative Plan revising sections indicated above; and

BE IT FURTHER RESOLVED that revised pages of the policy shall be attached hereto and made an integral part hereof; and


BE IT YET FURTHER RESOLVED that the Scott County Community Development Agency Board of Commissioners hereby authorizes the Board Chair and/or Executive Director to execute any documents necessary for the implementation of this Resolution.

Adopted this 14th day of April 2020.

M/ Sotis

S/ Stock


DeAnn Croatt, Chair


Terri Gulstad, Secretary



Croatt	<u>yes</u>
Delbow	<u>yes</u>
Gulstad	<u>yes</u>
Sotis	<u>yes</u>
Stock	<u>yes</u>

8-II.C.ANNUAL/BIENNIAL HQS INSPECTIONS [24 CFR 982.405 and 982.406; Notice PIH 2016-05]

PHA Policy

~~Each unit under HAP contract must be inspected biennially within 24 months of the last full HQS inspection.~~

~~The PHA will not rely on alternative inspection standards.~~

~~The PHA reserves the right to require annual inspections of any owner at any time~~

~~Each unit under HAP contract must be inspected annually within 12 months of the last full HQS inspection.~~

~~The PHA will not rely on alternative inspection standards.~~

~~Biennial Inspections—The PHA may approve biennial inspections for a participating unit if (1) the unit passed its previous annual inspection with no physical reinspections, and (2) the PHA has not received requests from the tenant or other parties during the year to re-inspect the unit, based on allegations of HQS deficiencies.~~

~~The PHA reserves the right to require annual inspections of any owner at any time.~~

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Scheduling the Inspection

PHA Policy

The family must contact the PHA if an adult family representative cannot be present on the scheduled date. The PHA will schedule a new inspection date that generally should take place within 15 business days of the originally-scheduled date.

If the family misses the first scheduled appointment without notifying the PHA, the PHA will automatically schedule a second inspection. Approval of a requested change of inspection date is at the PHA discretion on a case by case basis. If the family misses two scheduled inspections without PHA approval, the PHA will consider the family to have violated its obligation to make the unit available for inspection. This may result in termination of the family's assistance in accordance with Chapter 12.

8-II.D. SPECIAL INSPECTIONS [24 CFR 982.405(g)]

If a participant or government official reports a life-threatening condition which the owner would be required to repair within 24 hours, the PHA must inspect the unit within 24 hours of notification. If the reported condition is not life-threatening, the PHA must inspect the unit within 15 days of notification.

PHA Policy