



Biennial Housing Quality Standards (HQS) Inspections COVID-19

This notice provides Housing Choice Voucher (HCV) program participants and owners with additional guidance regarding biennial HQS inspections of HCV program units in response to COVID-19. Please read the information below carefully and contact your MSHDA housing agent if you have any questions.

Prior to the inspection:

- You will receive a Notice of Inspection from your MSHDA housing agent that will provide the date and time of your scheduled HQS inspection, as well as the inspector's name and contact information. Please make certain you are available for your scheduled inspection.
- If you or a member of your family tested positive for COVID-19 and/or are exhibiting symptoms related to the virus prior to the inspection date and time, you **must** contact the inspector to request that the inspection be rescheduled. Common symptoms of COVID-19 include:
 - Fever, cough, shortness of breath, muscle pain, chills, headache, sore throat, and new loss of taste or smell.

During the inspection:

- The inspector will properly identify themselves upon arrival to the unit and will be wearing personal protection equipment (PPE). PPE may include items such as face masks/shields, gloves, gowns and shoe coverings.
- If you or a member of your family tested positive for COVID-19 and/or are exhibiting symptoms related to the virus once the inspector arrives at the unit, you **must** inform the inspector so that the inspection can be rescheduled.
- If the above does not apply, you **must** grant the inspector access to the unit to conduct the HQS inspection.
- If you prefer to leave the unit while the HQS inspection is conducted, please inform the inspector upon their arrival.
- If you elect to remain in the unit while the HQS inspection is conducted, you and all household members will be required to adhere to social distancing requirements by maintaining at least 6 feet distance between you and the inspector. It is also recommended that you and other household members wear a protective mask.

After the inspection:

- If the unit fails the HQS inspection, you will receive an HQS Deficiency Notice that identifies the repairs the participant and owner are required to correct. The HQS Deficiency Notice will also provide the correction deadline date for repairs.
- Participants must allow the owner and/or maintenance staff access to the unit to make required repairs, unless a member of the household tested positive for COVID-19 and/or are exhibiting symptoms related to the virus. In these instances, the participant and owner must immediately contact the MSHDA housing agent to request an extension to the deadline date for repairs.
- Failure to complete the required repairs by the deadlines provided may result in program termination (participant repairs), abatement of housing assistance payments and/or contract termination (owner repairs).
- MSHDA may grant extensions to the repair deadlines, on a case by case basis, if extenuating circumstances exist that prevent repairs from being completed timely. You must contact the MSHDA Housing Agent to request an extension before the correction deadline date and/or the reinspection of the unit.