



303 McQueen Avenue, PO Box 729  
Newport, North Carolina 28570  
T 252.223.1630 F 252.223.1689  
[www.coastalca.org](http://www.coastalca.org)

August 30, 2021

## WAIVER OF HOUSING QUALITY INSPECTIONS

Attention Clients and Landlords,

Per Notice PIH 2021-14 (HA) our Public Housing Authority (PHA) may opt to establish various waivers which includes using alternate methods for initial and biennial inspections (Housing Quality Inspections (HQS)).

Due to an uptick of COVID cases within Carteret County, effective September 1, 2021, our PHA will not be conducting initial and biennial inspections through December 31, 2021. This letter serves as notice that any inspection for September 2021 has been cancelled.

Our PHA will be using the alternate method to verify units meet HQS inspections.

### Initial Inspections (Notice PIH 2021-14 (HA), Section 8 HQS-1)

Our PHA will require an Owner Certification Form to be completed and returned with the RTA prior to execution of the HAP Contract. An initial inspection of the unit will be conducted after December 31, 2021, and prior to June 30, 2022.

### Biennial Inspections (Notice PIH 2021-14 (HA), Section 8 HQS-5)

Our PHA will require an Owner Certification Form to be completed (during the month which an inspection would occur) certifying the unit does not have any life-threatening deficiencies and be returned to our agency. Failure to provide the Owner Certification Form could delay the next month's rental payment. A biennial inspection for units that should have been inspected by the end of calendar year 2020 will be conducted after December 31, 2021, and prior to June 30, 2022. A biennial inspection for units that should have been inspected by the end of calendar year 2021 will be conducted after December 31, 2021, and prior to December 31, 2022.

If you have any questions or concerns regarding these waivers, you may contact your Housing Specialist.

Sincerely,

Nadine H Buchanan  
Housing Director