

City of Miami



OWNER CERTIFICATION

The goal of the Housing Choice Voucher (HCV) and Mod Rehab programs is to provide “decent, safe and sanitary” housing at an affordable cost to low-income families. Housing Quality Standards (HQS) help HUD and local Public Housing Authorities (PHAs) accomplish that goal by defining “standard housing” and establishing the minimum quality criteria necessary for the health and safety of program participants. All HCV and Mod Rehab housing units must meet these housing quality standards in order to participate in the programs.

The 13 key aspects of housing quality covered by the HQS include:

- Sanitary facilities
- Food preparation and refuse disposal
- Space and security
- Thermal environment
- Illumination and electricity
- Structure and materials
- Interior air quality
- Water supply
- Lead-based paint
- Access
- Site and neighborhood
- Sanitary condition
- Smoke detectors

HQS inspections are conducted by City of Miami staff and contractors to ensure that potential and current HCV and Mod Rehab housing units meet the minimum performance and acceptability criteria for each of the 13 housing quality aspects.

In order to further prevent the spread of COVID-19 and mitigate the health risks posed by COVID-19 to families, participating owners, and City of Miami personnel HUD is temporarily waiving this requirement and allowing PHAs to rely on owner certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question instead of conducting an initial or annual inspection. The City of Miami, however, is required to conduct an HQS inspection on the unit as soon as reasonably possible but no later than October 31, 2020.

The use of this waiver by the City of Miami does not relieve owners of their responsibility to maintain the units(s) in accordance with HQS as required in the HAP contract, nor does it in any way restrict the City of Miami from taking action to enforce the owner’s obligations.

By signing below the owner attests that he/she has no reasonable basis to have knowledge that any life-threatening deficiencies exist in the unit(s) he/she is leasing. The owner also agrees that the City of Miami will conduct the initial or annual inspection before October 31, 2020.

print name of owner

signature of owner

date

property address