



Jersey City Housing Authority
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HQS OWNER SELF-CERTIFICATION

Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), HUD is waiving and establishing alternative requirements for numerous statutory and regulatory requirements for the Housing Choice Voucher (HCV) program. These waivers provide administrative flexibilities and relief to public housing agencies (PHAs) in response to the COVID-19 national emergency.

HUD recognizes the unprecedented challenge the COVID-19 pandemic poses to PHAs in carrying out the most essential of their HCV program administrative responsibilities, which is ensuring that assisted families are living in decent, safe, and sanitary housing. HQS inspections protect the health and safety of HCV families. However, conducting physical inspections of units in many communities during this national emergency poses its own health risks for families, participating owners, and PHA personnel, and may run counter to public health orders, directives, or recommendations such as sheltering-place or other social distancing practices designed to contain and reduce exposure to COVID-19.

In order to provide PHAs with the necessary flexibilities to continue to allow families to lease units and to postpone normally required HQS inspections for units under HAP contract, HUD has authorized the use of HQS-related waivers and alternative requirements.

Therefore, the JCHA has adopted an interim policy that allows owners to self-certify that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit or units in question. In lieu of conducting a physical inspection, JCHA requires owners submit a photo or video of the unit.

The use of these waivers by the JCHA does not relieve owners of their responsibility to maintain the unit in accordance with HQS as required in the HAP contract, nor does it in any way restrict the JCHA from taking action to enforce the owner's obligations. Furthermore, use of any of these waivers by the JCHA does not create any right of any third party (such as with the assisted family) to require enforcement of the HQS requirements by HUD or the JCHA, or to assert any claim against HUD or the JCHA, for damages, injunction or other relief, for alleged failure to enforce the HQS (see § 982.407).

I, _____ property owner of _____

Certify that I have no reasonable basis to have knowledge that life-threatening conditions exist in the unit above.

Warning: Title 18 US Code Section 1001 states that a person is guilty of a felony for knowingly and willingly making a false or fraudulent statement to any department or agency of the United States. I certify that the information I have provided in this form is true and correct (this information is subject to verification).

Tenant Name: _____

Owner Signature: _____

Date: _____

Tenant Signature (if applicable): _____

Date: _____