

**A Public Hearing will be conducted on April 21, 2020 by the Mayor and Municipal Council of the City of Clifton.**

**Due to the Corona Virus Social Distancing, the Mayor and Council are remotely holding the City Council meetings – Verizon Subscribers can tune into channel 40 and Cablevision Subscribers can tune into channel 77 at 8:00 p.m. Audio will only be available. The meeting will also be streamed Live on Clifton’s website - [www.Cliftonnj.org](http://www.Cliftonnj.org)**

**Please check with the City of Clifton’s website at: [www.Cliftonnj.org](http://www.Cliftonnj.org) for any updates to the Mayor and Council Meetings.**

**Amendment to the Administrative Plan for the Clifton Public Housing Agency referring to Housing Quality Inspections – Allowing for Biennial Inspections during a Public Health Crisis. (Changes to Administrative Plan Highlighted in Red)**

## **PART II: THE INSPECTION PROCESS**

### **8-II.A. OVERVIEW [24 CFR 982.405]**

#### **Types of Inspections**

The PHA conducts the following types of inspections as needed. Each type of inspection is discussed in the paragraphs that follow.

- *Initial Inspections.* The PHA conducts initial inspections in response to a request from the family to approve a unit for participation in the HCV program. The unit must pass the HQS inspection on or before the effective date of the HAP Contract.
- *Annual Inspections.* HUD requires the PHA to inspect each unit under lease at least annually to confirm that the unit still meets HQS. The inspection may be conducted in conjunction with the family's annual reexamination but also may be conducted separately.

- **HQS Inspections**

- *BIENNIAL INSPECTIONS: The Clifton Public Housing Agency will permit biennial inspections (not to exceed a 24 month period) when there may be a public health crisis/emergency which would not allow the Public Housing Staff/Inspector to safely enter/inspect the subsidized units. The PHA will make every effort to provide timely inspections utilizing guidance from the Clifton Health Department as to safety of entering subsidized units.*

- *The regulatory requirements relating to HQS inspections allow PHAs to inspect the unit leased to a family prior to the initial term of the lease, at least biennially during assisted occupancy to determine if the unit meets the HQS. PIC and SEMAP, therefore, only consider inspections to be late if they show a time greater than 24 months.*

- *Special Inspections.* A special inspection may be requested by the owner, the family, or a third party as a result of problems identified with a unit between annual inspections.

*Quality Control Inspections.* HUD requires that a sample of units be inspected by a supervisor or other qualified individual to evaluate the work of the inspector(s) and to ensure that inspections are performed in compliance with the HQS.



Please advertise in Herald and News on 4-8-2020 (or 4-9-2020 if 4-8 is not possible).

Bill:

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973-470-5255 or 973-747-4423 with any questions.

Thank you.

Donna Sidoti