



**OFFICE OF THE MAYOR
CITY OF COVINGTON**

Joseph U. Meyer
Mayor

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**EXECUTIVE ORDER
CITY OF COVINGTON, KENTUCKY**

EXECUTIVE ORDER NO. 2020-EO-15

HOUSING CHOICE VOUCHER/SECTION 8 PROGRAM

WHEREAS, on March 19, 2020, Mayor Joseph U. Meyer signed Executive Order 2020-EO-01, declaring a state of emergency in the City of Covington due to the outbreak of COVID-19 virus, a public health emergency; and

WHEREAS, applicable Kentucky laws authorize a mayor to exercise emergency powers to efficiently and effectively provide for the health, safety, and welfare of citizens; and

WHEREAS, the Administrative Plan for Covington's Housing Choice Voucher (HCV) Program outlines program's procedures and policies; and

WHEREAS, the Administrative Plan is reviewed on an annual basis and changes to be made follow U.S. Department of Housing and Urban Development (HUD) regulations set forth in 24 CFR (Code of Federal Regulations); and

WHEREAS, the City previously amended certain provisions of the Administrative Plan through the adoption of Commissioners' Ordinance No. ORD-177-17; and

WHEREAS, the Administrative Plan currently requires units to be inspected at least annually, and at other times as needed, to determine if the units meet Housing Quality Standards (HQS); and

WHEREAS, annual inspections on occupied units will be disrupted by the outbreak of the COVID-19 virus and associated government directives and orders; and

WHEREAS, 24 CFR § 982.405 allows for the public housing agency to inspect occupied units at least biennially during assisted occupancy, and at other times as needed, to determine if the units meet HQS; and

WHEREAS, the Neighborhood Services Director and his staff recommend that the HCV Program temporarily change its Administrative Plan to allow the public housing agency to inspect assisted units on a biennial basis pursuant to 24 CFR § 982.405; and

NOW and therefore, I, Joseph U. Meyer, pursuant to the authority vested in me as Mayor of the City of Covington, Kentucky by KRS Chapter 39A, KRS 39B, and in furtherance of the declaration set forth in Executive Order 2020-EO-01, hereby order:

1. The City of Covington's previously-adopted Administrative Plan for Covington's HCV Program shall be temporarily amended to allow the public housing agency to inspect assisted units on a biennial basis, pursuant to 24 CFR § 982.405, during the COVID-19 virus emergency pursuant to the following:
 - a. **Biennial Housing Quality Standards (HQS) inspections** (24 CFR § 982.405) An HQS inspection may be conducted every other year (within a 24-month period), dependent on the following general criteria:
 - If the unit successfully passed the prior year's HQS inspection,
 - If the landlord and/or tenant has not requested a Special or Emergency HQS inspection to be done by HD since the last required HQS inspection, and
 - If there have been no written HQS complaints about the unit from the tenant.
 - Adherence with the HD "Qualified Units" Criteria (see below)
 - Adherence to HUD policy for SEMAP review of HQS inspections
 - b. While the above outlines the general criteria for biennial inspections, HD reserves the right to amend this criteria as deemed necessary and may choose to conduct HQS inspections on a more frequent basis.
 - c. The option to perform biennial inspections applies only to assisted units during the term of a HAP annual renewal contract and not to an Initial HQS inspection. HD must still perform a HQS inspection prior to executing an initial HAP contract, and on an interim basis when requested by a property owner, family or government official. For units which have been inspected within the last 12 months, HD may re-inspect within 24 months of the most recent inspection. HD will use the results of previous inspections to make a determination whether an inspection will be completed every 12 months or every 24 months.
2. Upon termination of the state of emergency declared in EO-2020-01, the HCV Program will resume the policy of annual inspections for all assisted units and will inspect all units that should have been inspected previously.

This Order shall remain in effect until terminated by the issuance of another Executive Order when I determine that a state of emergency no longer exists and the exercise of extraordinary measures are no longer required for the protection of the public health, safety, and welfare.

THIS ORDER IS EFFECTIVE MAY 6, 2020 AND SHALL REMAIN IN EFFECT UNTIL RESCINDED BY EXECUTIVE ORDER.

Signed on this 6TH day of May, 2020,


Joseph U. Meyer, Mayor

Attest:


Margaret M. Nyhan, City Clerk

May 6, 2020
Date