

## Non-Life Threatening (NLT) Provision

### for the Housing Quality Standards (HQS) inspection process

Effective September 1, 2018, NYCHA is adopting the non-life threatening (NLT) provision from PIH Notice 2017-20 (HA) for the Section 8 Housing Choice Voucher Program. With this provision, NYCHA will be able to provide relief to program participants in the inspection process as specified below.



#### Updated list of 24-hour life-threatening (LT) violations

- Gas (natural or liquid petroleum) leak or fumes;
- Electrical hazards that could result in shock or fire;
- Inoperable or missing smoke detector;
- Interior air quality (missing or non-functioning carbon monoxide detector);
- Gas/oil-fired water heater or heating, ventilation or cooling system with missing, damaged, improper or misaligned chimney or venting;
- Lack of alternative means of exit in case of fire or blocked egress;
- Other interior hazards;
- Deteriorated paint surfaces as defined by 24 CFR 35.110 in a unit built before 1978 that is to be occupied by a family with a child under 6 years of age;
- Any other condition subsequently identified by HUD as LT in a notice published in the Federal Register; and
- Any other condition identified by the administering PHA as life-threatening in the PHA's administrative plan prior to April 18, 2017. These conditions include:
  - Building in imminent danger of collapse; and
  - Illegal window gates on fire escapes.



#### Faster completion of new Section 8 rentals

New rental and conversion inspections with **only NLT violations** can proceed to HAP Contract execution.\* Following notice to the landlord of the NLT violations, subsidy will begin with a 30-day window to correct the NLT violations.



#### Opportunity to collect suspended subsidy

If subsidy is suspended after 30 days for failing to correct the NLT violations, there will be an opportunity to receive the suspended subsidy retroactively. Corrections that are made and immediately reported between:

- Day 31 and Day 60 for **new rental, regular and/or special HQS inspections** will receive the suspended subsidy retroactively.
- Day 31 and Day 180 for **conversion inspections** will receive the suspended subsidy retroactively.

Repairs made after these required timeframes will result in the subsidy being abated (i.e., no repayment of the suspended subsidy). Any reinstated payments will only be prospective. Conversion units that fail to pass HQS inspection by or on Day 180 will be suspended from the HAP.

\*The voucher holder must agree to accept the unit with the NLT conditions unless such condition is waived by HUD.