

## Moving in to a Unit Prior to Passing a Housing Quality Standards (HQS) Inspection — What You Need to Know

In an effort to expedite the lease up process in the Housing Choice Voucher (HCV) Program, the Chicago Housing Authority (CHA) is implementing a demonstration program that allows a voucher holder to move in to a unit prior to receiving a passed HQS inspection as long as there are no emergency or life-threatening fail items.

### When will this program be implemented?

The demonstration program will be implemented on October 1, 2019 and applies to any initial inspections that occur on or after that date.

### How does it work?

Once a unit has received an initial inspection as part of the Request for Tenancy Approval (RTA) process, CHA will review the results and look for the following criteria:

1. No emergency or life-threatening fail items; and
2. A limited number of fail items.

If the above requirements are met, CHA may contact the voucher holder and property owner to discuss participation in the demonstration program. In order to participate, however, the following must occur:

1. The voucher holder **and** property owner agree to participate; and
2. The voucher holder **and** property owner sign a waiver, agreeing to the terms of participation, and submit it with the executed HAP Contract and Lease.

**Note:** If you are not contacted by CHA to participate in this demonstration program, you **may not** move in to the unit prior to a passed inspection.

### What if fail items on the initial inspection are not corrected within 30 days?

As a participant in this demonstration program, if the voucher holder moves in to the unit and there are non-emergency or non-life threatening fail items that need to be corrected, the property owner has 30 calendar days from the date of the initial inspection to do so. If the fail items are not corrected in that time frame, the voucher holder will be required to move and CHA will not cover any moving expenses.