

NYCHA Section 8 Changes to HQS No Access Policy

To comply with U.S. Department of Housing and Urban Development (HUD) regulations, the New York City Housing Authority (NYCHA) is updating its **“no access” policy** as it relates to reinstatements and retroactive payments in connection with HUD’s inspection standards violations. **Effective September 1, 2025**, in accordance with HUD regulations, failure to correct violations resulting from an inspection within the required timeframe, regardless of the reason, will result in the subsidy being withheld and/or abated.

Participants in the Section 8 program are required to allow the owner to access the apartment to complete repairs necessary to correct inspection violations. Failure to do so may result in the participant’s termination from the Section 8 program. If a participant fails to provide you with access to make repairs to address violations, you must notify NYCHA by submitting the below so that we can commence voucher termination proceedings:

1. Certification of Completed Repairs (NE-2) with the **“no access” box checked**; and
2. Copies of the certified letters and certified mailing receipts sent to the tenant requesting access to complete repairs.

If you have gained access to the apartment and made all repairs, please submit a certification proving that repairs were made or request a reinspection. Once NYCHA confirms the repairs, if payments were withheld, subsidy payments may be reinstated and paid retroactively. If payments were abated, subsidy payments will be paid prospectively only.

Thank you,

NYCHA’s Leased Housing Department