

Why must a unit be inspected?

There are three primary reasons a unit must be inspected. The first is very simple; HUD requires that any unit being considered for or currently in the Section 8 program must meet HQS in order for the owner to receive rental assistance payments. The second is to ensure that there are no health or safety issues that will adversely affect the participant. The third is to assist property owners in identifying issues that poses a risk to their tenants or require routine maintenance that if left unaddressed could result in substantial repair costs or serious injury.

It is important to remember that **HA PHousing** cannot start a contract until the property is determined to be in compliance with HQS

How often will my unit be inspected?

HUD requires that a unit be inspected before the contract is executed (called an initial inspection) and no later than 365 days after the last full inspection (called an annual inspection). In addition to those two types of inspections, there are also audit inspections for quality control, supervisor review and complaint inspections.

Audit Inspections can be conducted by HUD, DHCD or **HAP Housing**. Units are chosen at random and any unit under contract may be chosen. The purpose is to identify areas where **HAP Housing** Inspectors require additional or refresher trainings.

Complaint Inspections are inspections requested by either the Participant or the Property Owner after all other means of remedy have been tried.

In all cases before a complaint inspection is requested, the Property Owner and the Participant should have been notified of the problem by the other party. The first question you will be asked is whether or not the other party was notified of the issue, how were they notified, and what was the outcome of that notification.

Annual Inspections are scheduled approximately nine months apart to enable **HAP Housing** to comply with HUD's "no later than 365 days" regulation. This allows for cancellations or missed appointments. This nine month period is based on the last full inspection, not the last re-inspection.

If repairs are needed, the owner is advised in writing and given 30 days to complete repairs and to call the Housing Authority to schedule a re-inspection. If repairs are not completed by the deadline, the AHA will stop payments to the owner. The family is not liable for the AHA portion of rent whenever the rent is abated. The family cannot be evicted by the owner for this reason. The owner is not responsible for damages beyond the ordinary wear and tear, failure by family to pay utilities, failure to provide/maintain tenant required appliances and the family can be terminated from the Section 8 program.