

HQS INSPECTIONS FAQ'S

HCV Landlord Corner

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SOI Benefits to Landlords

- ⇒ Allows LMH to authorize higher rents for landlords in High Opportunity Areas.
- ⇒ Small Area Fair Market Rents by zip code
- ⇒ Does not take the right and responsibility away from landlords.
- ⇒ Monthly Housing Assistance Payments (HAP) are guaranteed
- ⇒ Housing Assistance Payments (HAP) are "recession proof".

HQS FAQ's

What is HQS?

The U.S. Department of Housing and Urban Development (HUD) developed Housing Quality Standards (HQS) that establish the minimum requirement housing MUST meet before assistance is provided under the HCV Program.

What type of HQS Inspections does LMH conduct?

- Initial Inspections
- Annual Inspections
- Special/Complaint Inspections
- Quality Control Inspections

How long does it take to get an Initial Inspection?

When a correct and complete Request for Tenancy Approval (RFTA) packet is submitted to LMH, it can take 2-4 days to process the packet. Once the RFTA is approved, the inspections team will schedule the initial inspection within 7 days. Submitting incomplete or incorrect information on the RFTA packet will delay this process. Initial inspections are scheduled by telephone with the landlord.

Who will inspect my unit?

LMH has contracted with an outside organization to conduct HQS Inspections. All inspectors are trained and certified.

Do all utilities have to be turned on during the Initial inspection?

Yes, Water, Gas, and Electric services are required to be turned on during the scheduled inspection. HQS inspection standards check for properly operating gas/electric appliances, hot/cold water, leaks, properly functioning lights, outlets and several other areas that can only be properly checked with the utilities on. If 1 or more of these utilities are turned off during the inspection, the inspection will not continue and will be scheduled for a later date.

How often will my unit be inspected?

Units are inspected before move-in and at least every 12 months.

How will I be notified of a scheduled inspection?

The inspection notice letters will be mailed/emailed approximately 3-4 weeks prior to the scheduled inspection date, with the exception of move-in inspections.

Do I have to be present for the inspection?

For the Initial Inspection, Yes. The Annual Inspection is the shared responsibility of the tenant and landlord to ensure someone over the age of 18 is present for the inspection, however attending, gives you a chance to discuss any questions/concerns with both your tenant and the inspector.

Is the HQS Inspection the same as a Code Enforcement Inspection?

No! HQS is established by HUD at the national level and is used by ALL housing authorities. There are many types of codes, ordinances, laws and protocols on the local level such as building codes, housing ordinances, and State fire codes. HUD does allow for State and local code requirements that are more stringent than HQS including State fire codes as it pertains to smoke detectors and second means of egress, as examples. **LMH does enforce these requirements.**

Who is responsible to fix the items that fail inspection?

It is the shared responsibility of the landlord and tenant to address the failed items. All failed items will have a designated responsible party. Our inspectors do not know the original condition of the unit nor the specifics of your lease agreement with the tenant. The majority of the failed items will be designated as owner responsibility, since, per the Housing Assistance Payments (HAP) contract the owner signs, the owner is responsible for keeping the unit HQS-ready at all times. This requirement does not designate financial responsibility, but rather indicates that the owner can and should enforce the lease when addressing failed items. In instances where there is tenant-abuse, the owner can choose to repair and pay for the repair, charge the tenant for the repair, or have the tenant make the repair. Remember, ALL failed items on the inspection results letter must be corrected before the scheduled inspection date.

Does the HCV Department conduct move-out inspections?

No, we do not conduct move-out inspections. The HAP contract ends when the tenant vacates the unit, therefore we cannot enforce the terms of the HAP contract at that point. Inspections are conducted in order to start a HAP contract or when the tenant is occupying the unit under a valid HAP contract.

What does the Inspector look for during an HQS Inspection?

The 13 key aspects of housing quality covered by HQS include:

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|--|--------------------------------|-------------------------|
| ◆ Sanitary Facilities | ◆ Illumination and Electricity | ◆ Access |
| ◆ Food Preparation and Refuse Disposal | ◆ Structure and Materials | ◆ Site and Neighborhood |
| ◆ Space and Security | ◆ Interior Air Quality | ◆ Sanitary Condition |
| ◆ Thermal Environment | ◆ Water Supply | ◆ Smoke Detectors |
| | ◆ Lead-Based Paint | |