The Housing Authority of the County of Los Angeles (HACoLA) recommends that you and your tenant conduct a joint “pre-inspection” to identify items in need of repair prior to the actual Housing Quality Standards (HQS) annual inspection. A review of last year’s annual inspections revealed the following most common deficiencies for failed inspections:

**Owner Deficiencies**
- No access to the water heater.
- Tub and/or sink surfaces chipped and/or eroded.
- Improper installation of a 3-prong outlet.
- Wall heater pilot turned off (heater must be on for inspector to determine if the heater is operational).
- Carbon monoxide detectors located improperly, inoperable/batteries removed, or missing.

**Tenant Deficiencies**
- Infestation of pests (mainly cockroaches).
- Damaged flooring (mainly carpet).
- Damage to closet doors (mainly closet doors removed from the framing).
- Excessive clutter, trash, discarded furniture, etc. throughout the unit and grounds.

The owner will not be cited for tenant deficiencies, and vice versa. Passing the HQS annual inspection the first time will eliminate the need for re-inspections and possible abatement of housing assistance payments, if the unit fails a subsequent re-inspection.

**Quality Control Inspections**

**BECAUSE QUALITY MATTERS**

Has your unit been selected for a Quality Control (QC) inspection? No need to worry. QC inspections are simply a way of ensuring that the quality of our inspectors’ work meets the guidelines established by the U.S. Department of Housing and Urban Development (HUD). They also make sure that there is consistency among inspectors in meeting those guidelines.

If your unit is selected for a QC inspection, both you and your tenant will be contacted and an appointment will be scheduled. Once the inspection is complete, if deficiencies are found, a letter will be sent to you and your tenant outlining the deficiencies and the time frame for which the deficiencies need to be corrected.
REQUESTING A RENT INCREASE WILL SUBJECT YOU TO A CONTRACT RENT REDUCTION

If you request a rent increase, the unit's contract rent will be compared to similar unassisted rental units in the area. If it is found that your unit's contract rent exceeds current market rental rents, the contract rent for the unit will be reduced. Program regulations require that HACoLA ensure that rents charged by owners with subsidized rental units have their contract rent determined reasonable, at all times.

For this reason, when an owner requests to increase the rent, HACoLA must request a rental market survey from a third party vendor, GoSection8.com. GoSection8 is a vendor that provides an unbiased report of market rental rents that are listed near participating units. This unbiased report allows HACoLA to ensure that the rent meets program requirements under rent reasonableness.

Section 8 Landlord Workshops

Orientation sessions are designed to explain how the Section 8 program works from both the HACoLA and the landlord's perspective. To attend an upcoming session, please email public_liaison@hacola.org and reserve a space today!

ALHAMBRA OFFICE
Wednesday, February 4, 2015
10:00 a.m.
Wednesday, May 13, 2015
10:00 a.m.

PALMDALE OFFICE
Tuesday, February 17, 2015
9:00 a.m.
Tuesday, May 12, 2015
9:00 a.m.

New Section 8 Lobby Schedule

As of March 2, 2015, the Section 8 Program lobby will be open from 8:00am to 4:00pm Monday through Friday.

If you arrive after hours, paperwork may be dropped off in the drop box located immediately outside of the office.

Walk-ins with no appointment are available on Tuesdays and Thursdays.