

8-II.C. ANNUAL/BIENNIAL HQS INSPECTIONS [24 CFR 982.405 and 982.406; Notice PIH 2016-05]

GHA Policy

Effective January 1, 2021, the Glendale Housing Authority will conduct HQS inspections biennially instead of annually. Each unit under HAP contract will be inspected biennially, within 24 months of the last full HQS inspection. The PHA reserves the right to conduct an annual inspection for any unit, at any time.

Amendment for QC inspections

8-II.E. QUALITY CONTROL INSPECTIONS [24 CFR 982.405(b); HCV GB, p. 10-32]

HUD requires a PHA supervisor or other qualified person to conduct quality control inspections of a sample of units to ensure that each inspector is conducting accurate and complete inspections and that there is consistency in the application of the HQS.

A minimum of 10 units will be selected for quality control. The selected randomized sample will be from a pool of units that have been inspected within the preceding 3 months.

Appliances [Form HUD-52580]

GHA Policy

If the family is responsible for supplying the stove and/or refrigerator, the PHA will allow the stove and refrigerator to be placed in the unit after the unit has met all other HQS requirements. The required appliances must be in place before the HAP contract is executed by the PHA. The PHA will execute the HAP contract based upon a certification from the family that the appliances have been installed and are working. A confirmatory inspection will be scheduled within 30 days of HAP contract approval if the tenant provided stove was installed after the initial inspection. A confirmatory inspection will not be required if the tenant provided refrigerator was installed after the initial inspection.