



Thank you so much to all the participants who joined the Virtual Information Session for Landlords in October. It was a pleasure being able to connect with you. Virtual Information Sessions are another way we are increasing our communication with our partners.

An important part of the Housing Choice Voucher (HCV) Program is unit inspections for Housing Quality Standards (HQS). Below we will discuss “Ongoing Inspections” and “Abatements.” First, we outline the inspection process for clients and what information is in the letter if the unit fails or is marked a “No Show.” Then we review the abatement process including the steps to correct the abated items and how to properly notify us to schedule a new inspection if the abatement process has started.

Ongoing Inspections

Each unit under the Housing Assistance Payment (HAP) contract must be inspected within 24 months of the last full HQS inspection. However, we reserve the right to require inspections of any unit at any time with proper notice. Units that fail or have a serious comment item identified during any inspection may be scheduled for their inspection more often. We define a “serious comment item” as an item noted during the inspection that does not currently violate HQS, but the inspector has reason to believe that if the condition of the unit continues to deteriorate, it is expected to create a hazard to the tenant or a violation of HQS.

When we schedule an inspection, the Inspections department will mail out a letter to the client notifying them of the date of the inspection. **This letter is mailed out about 30 days in advance. If anyone in the household is sick or has been exposed to COVID, the tenant(s) should request that we reschedule the inspection.**

If the tenant misses the first scheduled appointment without requesting a new inspection date, we will automatically schedule a second inspection. The Inspections department will mail out a new notice to the tenant and property manager advising them of the new inspection date. **This letter is mailed out about 3 - 4 weeks in advance.**

The landlord and the tenant will be notified in writing of the results of inspections when HQS failures are identified. We will determine whether the failure is a life-threatening condition and whether the tenant and/or owner is responsible.

Life threatening Conditions: When life threatening conditions are identified, we will immediately notify both parties by telephone, fax, or email. The notice will specify who is responsible for correcting the violation. **The corrective actions must be taken within 24 hours of HASCO’s notice.**

Non-Life-Threatening Conditions: When failures that are not life-threatening are identified, we will send the owner and the tenant a written notification of the inspection results within 5 business days of the inspection. The written notice will specify who is responsible for correcting the violation, and the time

frame within which the failure must be corrected. Generally, no more than 30 calendar days will be allowed for the correction. We may approve time extensions on a case-by-case basis for delays outside the landlord's control.

Abatements (as required by 24 CFR 985.3(f) and 24 CFR 982.404)

If HQS failures are not corrected by the time specified in the inspection result letter, The Department of Housing and Urban Development (HUD) requires HASCO to stop paying HAP through a process called abatement. This will happen no later than the first of the month following the specified correction period (including any approved extension). No retroactive payments will be made to the owner for the period the rent was abated. NOTE: HAP is only abated because of HQS failures that are the landlord's responsibility.

During this period, tenants are still responsible for paying their portion of the rent and the tenant is not responsible for the HASCO portion of rent that is abated.

If an owner fails to make the correction within 90 days after the abatement has started, the HAP contract will be terminated.

Correcting the Failed items and Notifying HASCO

If possible, correct any deficiencies in the unit as soon as possible – preferably before the abatement starts. It is the property manager's responsibility to contact the Inspections department when the repairs are completed, so that a re-inspection may be performed. It is important to know that a re-inspection is required to resume payment on an abated unit.

The inspection department can be reached at (425) 290-8499 ext. 566. We will inspect abated units within five business days of the owner's notification that the work has been completed. Payment will resume effective on the day the unit passes inspection.

We hope this helps explain the inspection and abatement process. Thank you so much for taking the time to read the newest issue of the HASCO digital newsletter! If you have not had a chance to review the previous issue, it can be located under "[Newsletters Archives.](#)" If you have any questions about this article or have other questions about being a landlord for Housing Choice Voucher holders, please do not hesitate to reach out to our Landlord Liaison directly at Landlord@hasco.org.

Ways Home. Paths Forward.



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