

Exhibit 7-5

Annual and Biennial Inspections

AHFC will inspect all units under lease at least annually or biennially (every other year) to confirm that the unit continues to meet HQS. The inspector must have a thorough knowledge of HQS criteria in order to conduct inspections.

1. Annual Inspections

The unit must also meet HQS at all times while it is under contract (HAP Contract, Part B). Voucher programs that are under the traditional HUD rental calculations are subject to annual inspections. See the Program and Properties Coding.

2. Biennial Inspections

The unit must also meet HQS at all times while it is under contract (HAP Contract, Part B). AHFC may make exceptions to this inspection schedule for landlords and properties that have a history of noncompliance with HQS.

3. Pass Rating

Annual and biennial inspection must result with a minimum of a pass with comment rating.

Numbered Memo

22-32 Chapter 7 Housing Quality Standard Inspections and Exhibits