

Exhibit 7-6

Other Inspections

AHFC may inspect the contract unit and premises at such times as staff determines necessary to ensure that the unit is in accordance with the HQS.

1. Special Inspections

A special (interim) inspection may be requested by the landlord, the family, or a third party as a result of problems identified with a unit between regularly scheduled inspections. AHFC will advise the family and landlord of the need to work out routine maintenance problems between themselves, but will investigate problems that may pose an HQS fail. AHFC will conduct a physical re-inspection to ensure all HQS violations are corrected.

2. Quality Assurance Inspections

A sample of units will be inspected to ensure that HQS are being enforced correctly and uniformly by all inspectors. See Chapter 12 to determine the number and types of units to be inspected.

When an inspector finds a landlord who falsified a previous self-certification of a minor fail, AHFC will immediately abate the HAP payment until the fail item is corrected. Abatement will begin the date the fail item is found. AHFC will conduct a physical re-inspection to assure all HQS violations are corrected.

3. Inspection of AHFC-Owned Units

AHFC will inspect AHFC-owned units being leased through the HCV program and will determine rent reasonableness. At this time, those properties are Alpine Terrace in Anchorage and Etolin Heights II in Wrangell.

3.A Alpine Terrace

Anchorage Housing Choice Voucher inspectors will conduct HQS and rent reasonableness at Alpine Terrace. Property management is an independent function performed by someone other than the proposed inspector.

3.B Etolin Heights II

The Wrangell Asset Supervisor or Southeast Regional Manager, who also administers the HCV program, will conduct HQS inspections for Etolin Heights II.

4. Voucher Homeownership Program

AHFC may exercise the option to conduct an annual HQS inspection before continuing to provide yearly homeownership assistance if there is:

- a) reason to believe the home no longer meets HQS standards
- b) reason to believe that unauthorized individuals are living in the household
- c) other good cause to ensure correct subsidy payments necessitate an inspection

5. Move-Out Inspections

AHFC does not conduct a move-out inspection. The landlord and family are encouraged to follow the Uniform Residential Landlord and Tenant Act (Alaska Statute 34.03) regarding move-out procedures.

Numbered Memo

22-32 Chapter 7 Housing Quality Standard Inspections and Exhibits