



# Housing Authority of the City of Alameda

## LANDLORD NEWS

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### Guarantee Passed Inspections by Avoiding Common Pitfalls

Simple repairs can prevent failed inspections. The most common causes for failed inspections are as follows:

- Nonfunctional smoke detectors (a single non-functioning smoke detector will cause a unit to fail, even when others in the unit are working properly).
- Missing or cracked electrical outlet cover plates.
- No railings where required (4 or more steps).
- Peeling exterior and interior paint.
- 3:28 PM Tripping hazards caused by permanently installed floor coverings (carpet/vinyl).
- Cracked or broken windowpanes.
- Inoperable stove burners or range hoods.
- Missing stove burner control knobs.
- Inoperable bathroom fans or no ventilation in bathroom.
- Leaking faucets or plumbing.
- Missing or improper water heater discharge line attached to temperature/pressure relief valve.
- No carbon monoxide detector in unit and on each level.



### Life-Threatening Fail Items

HUD requires the AHA to define life threatening conditions and to notify the owner or the family (whichever is responsible) of the corrections required. The responsible party must correct life threatening conditions within 24 hours of AHA notification.

The following are consid-

ered life threatening conditions (8.I.C. LIFE THREATENING CONDITIONS [24 CFR 982.404 (a)]):

- Any condition that jeopardizes the security of the unit.
- Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling.
- Natural or LP gas or fuel oil leaks.
- Any electrical problem or condition that could result in shock or fire.
- Absence of a working heating system when the outside temperature is below 50 degrees Fahrenheit at any point between 12:01 a.m. and the actual time of inspection on the day of the inspection. If there is a weather forecast predicting temperatures to be below 50 degrees Fahrenheit at any point within 48 hours of the actual time of the inspection, the absence of a working heating system will be addressed immediately as a health and safety issue on a case-by-case basis.
- Utilities that are not in service, including no

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## \$500 Leasing Incentive Bonus for New Units

AHA created a leasing incentive program to increase the number of units available for Housing Choice Voucher (HCV) tenants.

Landlords who provide *new units* under the program qualify for a \$500 leasing bonus upon execution of a 12-month contract.

Existing landlords who provide additional units also qualify. The unit cannot have been in the HCV program within the past six months.

This is on a first-come, first-served basis. AHA reserves the right to cap the number of bonuses paid. Current PBV, Mod Rehab, SRO and Shelter Plus units are excluded from this offer.

For more information, contact Sherri Shefik at [sshefik@alamedahsg.org](mailto:sshefik@alamedahsg.org) or (510) 747-4322.



### For inspection-related questions, email:

[alamedahousing@outsourcetitnc.com](mailto:alamedahousing@outsourcetitnc.com)

or contact the Inspection Team at

**(510) 690-8290**

## Fall 2017 Owners' Workshops

September 21, 2-4 p.m.

October 19, 5-7 p.m.

703 Atlantic Avenue  
Alameda, California

[www.alamedahsg.org](http://www.alamedahsg.org)



## Avoiding Common Pitfalls

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- running hot water.
- Conditions that present the imminent possibility of injury.
- Obstacles that prevent safe entrance or exit from the unit.
- Absence of a functioning toilet in the unit.
- Inoperable smoke detectors.
- Security bars in bedrooms windows without quick release.
- Combustible materials near the gas water heater or gas furnace.

If an owner fails to correct life threatening conditions as required by the AHA, the housing assistance payment will be abated and the HAP contract will be terminated. (See Section See 8-II-G of the Administrative Plan).

If a family fails to correct a family-caused life threatening condition as required by the AHA, the AHA may terminate the family's assistance. (See 8-II.H of the Administrative Plan).