



HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER
2455 St. Andrews Pl. 2nd Floor Los Angeles, CA 90018 (213)252-2500
www.hacla.org TTY (213) 252-5313

HOUSING QUALITY STANDARDS (HQS) SELF-CERTIFICATION

The Housing Authority of the City of Los Angeles (HACLA) may elect to approve an assisted tenancy and make Housing Assistance Payments (HAP) on a unit that only has non-life-threatening deficiencies. This self-certification will require an inspection appointment by the HACLA at a later date as verification that the unit meets Housing Quality Standards (HQS).

The HACLA may elect to allow a Landlord/Owner to provide a self-certification of repair completion when HQS deficiencies are identified. On a case-by-case basis, HACLA will determine if a self-certification will be accepted. This determination will be based upon the severity of the corrections to be made and/or the HACLA's experience with the Owner and property. Verification documents in addition to this self-certification may be requested including, but not limited to, text or e-mail a photo to the HACLA or a receipt from a vendor.

This self-certification does not relieve the landlords of their responsibility to maintain the unit in accordance with Housing Quality Standards as required in the HAP Contract, nor does it in any way restrict the HACLA from taking actions to enforce the landlord's obligations.

The self-certification requires the Owner to:

1. Complete all owner required repairs;
2. Inspect the unit to verify that tenant required repairs are complete;
3. Sign the form; and,
4. Obtain the tenant's signature also verifying repairs are complete, if applicable. This requirement applies to complaint inspections only.

If it is clearly determined at a later date that assisted unit does not meet HQS, the HACLA will notify the owner, in writing, of the unit's failure of HQS. The HACLA must withhold any further HAP until those HQS deficiencies are addressed and the unit complies with HQS. The HACLA will notify the family if the owner fails to correct the HQS deficiencies within the HACLA specified timeframe, which in turn terminates the assisted lease and the family will have to move to another unit to continue receiving housing assistance.

HQS SELF-CERTIFICATION

I, _____, Owner/Landlord of the property located at _____ occupied/to be occupied by tenant _____ do hereby certify that the unit meets Housing Quality Standards.

For complaint inspections only, if applicable, the tenant's signature also verifies that HQS requirements are met.

Landlord/Owner
Signature

Tenant
(For complaint inspections only, if applicable)

Date

Date

Warning: Title 18, Section 1001 of the United States code, states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department or agency of the United States. Making false statements is a felony under California State Law (penal code sections: 115, 118, 487, 532) and may result in criminal charges including perjury, grand theft, filing false documents with a public office, and obtaining money under false pretenses.



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FOR INITIAL INSPECTIONS ONLY

Landlord/Owner initials next to each item listed below certify that unit meet HQS requirements considered non-life threatening conditions

HQS	Description	Initials
Electrical Hazards <i>HUD Form 52580-A, Section 1.3</i>	No electrical hazards that could result in shock or fire. Examples of what this means: broken wiring; non-insulated wiring; frayed wiring; improper types of wiring, connections or insulation; wires lying in or located near standing water or other unsafe places; light fixture hanging from electric wiring without other firm support or fixture; missing cover plates on switches or outlets; badly cracked outlets; exposed fuse box connections; overloaded circuits evidenced by frequently “blown” fuses.	
Security <i>HUD Form 52580-A, Section 1.4</i>	Door and windows are accessible to outside. Accessible to outside means doors open to the outside or to a common public hall; window accessible to the outside; windows or doors leading onto a fire escape, porch or other outside place that can be reached from the ground must allow exterior access.	
Security <i>HUD Form 52580-A, Section 1.4</i>	Doors and windows are lockable. Lockable means the window or door has a properly working lock, or is nailed shut, or the window is not designed to be opened. Windows that are nailed shut are acceptable only if these windows are not needed for ventilation or as an alternative exit in case of fire.	
Lead Based Paint <i>HUD Form 52580-A, Section 1.9</i>	No deteriorated paint surfaces in a unit built before January 1, 1978 and to be occupied by a family with a child under 6 years of age. This requirement applies to all painted surfaces within the unit.	
Stove or Range with Oven <i>HUD Form 52580-A, Section 2.10</i>	Both an oven and a stove (or range) with top burners must be present and working. If the tenant is responsible for supplying stove or range, the tenant must provide verification that appliance will be supplied and is in working condition. A microwave oven may be substituted for an oven and stove (or range) if owner and tenant agree.	
Refrigerator <i>HUD Form 52580-A, Section 2.11</i>	A refrigerator must be present and working. Use the same criteria as above if refrigerator is provided by tenant.	
Smoke detector <i>HUD Form 52580-A, Section 4.6</i>	At least one battery-operated or hard-wired smoke detector must be present and working on each level of the unit, including the basement,	
Safety of Heating Equipment <i>HUD Form 52580-A, Section 7.2</i>	Heating equipment is properly connected/installed, free of damage or breakage and in working condition.	
Water Heater <i>HUD Form 52580-A, Section 7.4</i>	Water heater is located outside living areas or closets where safety hazards may exist, must have a temperature-pressure relief valve and discharge line as a safeguard against buildup of steam if the water heater malfunctions. Gas or oil fired water heaters must be vented into a properly installed chimney or flue leading outside. Electric water heaters do not require venting.	
Interior Air Quality <i>HUD Form 52580-A, Section 8.9</i>	The unit is free from gas (natural or liquid petroleum) leak or fumes.	
Interior Air Quality <i>HUD Form 52580-A, Section 8.9</i>	Carbon monoxide detector is required.	
Utilities	Service is turned on for gas, water, and electricity.	