

# RHA Landlord Update

223 South Winnebago Street, Rockford, IL 61102  
[www.rockfordha.org](http://www.rockfordha.org)

## HCV Staff Contact List

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### Nan McKay Inspections

HQS Inspections  
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## Save the Date – Landlord Meeting

RHA will be hosting a meeting with landlords on **Friday, November 13<sup>th</sup> at 9 a.m.** We will be meeting in the first floor conference room at the RHA Central Office, 228 S Winnebago Street.

Please join us to meet staff and special guests, review processes, and ask any questions you may have about the program.



Email reminders will go out closer to our meeting date.

## HQS Inspections

RHA has formalized a process for self certification of HQS deficiency repairs.

A copy of the new form is included and is available on the RHA website.

When minor items fail during an inspection, this form may be used for the landlord and tenant to certify repairs were made. If accepted by RHA, a follow up inspection will not be necessary.

Forms may be completed and returned to Cheryl Zwanzig at [czwanzig@rockfordha.org](mailto:czwanzig@rockfordha.org).

Approval of the certification is at RHA's discretion. It is

dependent upon the severity of the fail items and the number of prior failed inspections for each landlord. It is our hope to utilize this process to decrease follow up inspections saving time and money for all.

Recurring HQS fails are a violation of the HAP contract and could result in termination of HAP contracts and denial of new contracts.

HQS inspection standards are consistent with HUD regulations. For an HQS checklist, a list of the most common HQS fails and other HQS inspection facts; please see our website at [www.rockfordha.org](http://www.rockfordha.org).

## RHA Mission Statement

*A quality home is the foundation of society and community.*

*Quality home life provides hope and the pathway to our goals. Responsible and respectful people deserve the opportunity to contribute to attaining a comfortable, quality home and neighborhood all can have pride in.*

*RHA partners with the community and responsible and respectful families to transform houses into homes.*

## Fair Housing Act

Prairie State Legal will be in attendance to discuss Fair Housing.

“The American Dream of having a safe and decent place to call ‘home’ reflects our shared belief that in this nation, opportunity and success are within everyone’s reach. Under our Fair Housing laws, every citizen is assured the opportunity to build a better life in the home or apartment of their choice regardless of their race, color, religion, sex, national origin, family status, or disability.”

Alphonso Jackson  
United States Secretary of Housing and Urban Development

## Lead-based Paint News

Nan McKay will be at attendance to discuss HQS inspections.

Lead-based paint requirements apply to dwelling units built prior to 1978 that are occupied or can be occupied by families with children under six years of age, excluding zero bedroom dwellings.

- 24 million homes in the United States have peeling or chipping lead-based paint or high levels of lead in dust
- In the United States, children from low-income families are eight times more likely to get lead poisoned

## Other RHA News

**HOTA**- All Housing Opportunity Tax Abatement applications must be in by 11/13/2015. The HOTA application is on our website at [www.rockfordha.org](http://www.rockfordha.org). Please contact Laura Snyder at 815-489-8520 or [lsnyder@rockfordha.org](mailto:lsnyder@rockfordha.org) with any questions.

**Email List** – Future issues of our newsletter will be emailed to landlords. HQS deficiency reports are also sent by email within 24 hours of inspection. If you would like to be on our mailing list, please update your contact information by emailing Cheryl Zwanzig at [czwanzig@rockfordha.org](mailto:czwanzig@rockfordha.org)

