

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Narrative:

Property Name	Physical Insp Date	Summary of Findings
4922 SE TENINO DRIVE P#20	7/12/16	Physical findings included trees contacting building, damage to the roof and gutters, hole through the siding, damage to interior walls and an inoperable smoke detector. Unable to inspect 2 of 3 rooms. File audit revealed rent charged in excess of HOME rent limit due to S8 PBA.
HAZELWOOD STATION APARTMENTS	8/18/16	DOES NOT MEET - Inadequate response from borrower. Some building exterior damage, erosion under walkway and damaged retaining wall/raised garden bed. 5 of 12 units had no findings, others had missing sink stoppers or other minor findings. 1 unit's locks changed from management key. 1 blocked egress, big improvement on prior years. Missing VAWA forms, some employer name confusion in files.
PCRI x43 - 839 NE SUMNER	8/19/16	DOES NOT MEET* - Property Maintenance Operations (*ongoing litigation for construction issues) Few physical findings (tree growing into roof and damage to soffit by entryway). Issues with missing info in WCMS, unsigned/incomplete TICs and missing addenda paperwork. Missing verification forms also an issue. Lead assessment/activity document not provided, nor the VAWA policy.
PCRI x43 - 5111 NE 29TH	8/19/16	DOES NOT MEET - Inadequate response from borrower. A few exterior findings: siding separating from the home, foundation repaired with wood trim, cracked step. Interior had minor issues, lights out in the kitchen and an inoperable diverter in the bathroom. Incomplete TICs and WCMS data, Lead form not filled out correctly, no VAWA form or application or background check on file. No VAWA policy.
		DOES NOT MEET - Inadequate response from borrower.

ALBINA CORNER	1/26/17	3 units with windows that wouldn't lock, two units with 1 and 2 oven burners inoperable, several doors off track or jammed, 1 GFCI wouldn't test, other minor issues (lighting, water stains, pop-up assembly). Borrower directed to audit for VAWA forms and demographics forms, as well as HOME certifications of student status. TICs signed late, unsigned Lease Compliance forms.
LOS JARDINES	1/31/17	MEETS/MEETS/MEETS Minor physical findings. Various annual certifications were late, missing income and asset documentation, incorrect calculations and figures,
WILLOW TREE	2/21/17	DOES NOT MEET - Inadequate response from borrower. No physical findings. HOME wait list unconfirmed. Lease terms calculated incorrectly, HERA limits being used instead of HOME, discrepancies between TICs and WCMS, rents in excess of low HOME limit, missing residency applications and HOME lease addenda, gross rent calculations incorrect.
COLUMBIA KNOLL / THE TERRACE	2/23/17	MEETS/MEETS/MEETS Overgrown vegetation, worn parking lot striping, gutters full of debris, stairway exterior walls show peeling paint, missing vents and vents in need of cleaning, leaking gutters, damaged shingles, moss and peeling paint on exterior trim of building, extinguisher missing tags. Flammables stored in oven and too close in proximity to heaters, damaged refrigerator seals, peeling paint, leaking window seal, damaged exit lights, damaged caulk and toilet paper roll holders, mildew in window, missing dryer vent handle, damaged counter top, excessive rust on washer/dryer units, inoperable smoke detectors, windows that will not latch/lock, inoperable GFCI and various outlets, one unit's trim loose (tenant reinstalled), other minor damage in units. Property appears to be using incorrect rent and income limits. No VAWA documentation. Demographic information missing from file uploads. Incorrect rent limits and calculations. Student status information missing. Late signatures on TICs. Missing or incomplete income and asset information. MEETS/MEETS/MEETS