



A Community Partner,  
Helping People to Help Themselves

# The Scoop

Serving Families in Walla Walla and Columbia Counties

June 2006

## Walla Walla Housing Authority

501 Cayuse Street  
Walla Walla WA 99362  
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Hearing-impaired, use relay service  
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www.wallawallaha.org

## Tips to Control Mold in Your Rental Units

Landlords are required to notify tenants about mold (*Engrossed Senate Bill 5049, effective 7/24/2005*). Specifically, landlords must supply information to tenants about:

- \* The health hazards associated with exposure to indoor mold
- \* Steps to take control of mold growth in their dwelling units

The Department of Health (DOH) has developed a web page to provide the materials needed to comply with the law. Visit the DOH website at <http://www.doh.wa.gov/>; in the search bar, type "mold".

Mold is a tenacious, unwelcome visitor to any rental property. It climbs up bathroom walls, invades carpet, and infests drywall. According to the Center for Disease Control and Prevention (CDC), six varieties of household molds are common and three can produce toxins. The CDC linked one of them to stachybotrys atra, to several cases of lung disorder in infants. Unfortunately, it is impossible for you to distinguish between toxin and benign molds -- they look like black or gray sooty patches.

In small quantities, all molds can be cleaned with a mild bleach solution. In fact, most people never realize that toxic molds are present in their homes because they clean them up before they have a chance to grow big enough to present a hazard. For mold to grow it needs nutrients and moisture. The sooner the potential hazard is recognized, the better.

No matter what type of mold is in your rental units, the safety of your tenants depends on the size of the infestation. If there is black mass more than 2-feet square, or if mold has gotten into the carpet, insulation or drywall, remove these materials and reduce incoming moisture before replacing them; or contact a mold-abatement expert; check the yellow pages of the telephone book under "Flood Assistance" or "Asbestos Abatement".

PREVENTION, rather than dealing with mold growth after it develops is the cheaper and easier solution to handling this household problem. Follow these clean up steps to take care of a mold problem when it is first identified:



- \* Clean, disinfect, and dry the affected surfaces
- \* Repair any leaks as soon as possible.
- \* Reduce moisture in the home through ventilation
- \* Keep relative humidity in your rental units between 40 - 50 percent year round
- \* Increase airflow in units by moving furniture away from walls and opening closet doors

Be sure to educate your tenants about what molds looks like and how to clean it up. If they can identify a potential problem early on, it could save you time and money.

**AUTOMATIC  
Housing Assistance  
Payment Deposits  
are deposited by the 5th  
of each month**

### Rental Assistance Division

#### Jason Hahn

Rental Assistance Manager  
527-4606

Families participating in  
Tenant-Based Rental Assistance

#### Nina Hill

Rental Specialist  
Participant last names A-K  
527-4607

#### David Mitchell

Rental Specialist  
Participant last names L-Z  
522-7813

#### David Story

Housing Inspector  
526-6277

#### Eve Ortiz

Eligibility Coordinator  
527-4608

#### Gaby Aguilar

Information Coordinator  
527-4542 extension 100

When leasing rental property to a program participant, be sure to inform us of who is authorized to execute legal documents on the owner's behalf, if applicable. Only those **legally authorized** may sign the Housing Assistance Payment Contract, Landlord Certification, owner's lease agreement, etc.





## The HQS Inspection

The US Department of Housing & Urban Development (HUD) requires WWHA to inspect the assisted rental unit at least annually; no less than one day prior to the date of the previous year's inspection. For example, if the unit was inspected on June 15, 2005, the next inspection must be conducted by June 14, 2006. The Housing Quality Inspection is not related to your tenant's annual re-examination.



During the Housing Quality Inspection (HQS), each room must meet certain requirements in order for the WWHA to approve the unit for program participation. The following is a sampling of what each room must have to pass inspection. (*NOTE: this is not an all-inclusive list.*)

**LIVING ROOM:** One light fixture and one outlet, or two outlets; one window.

**KITCHEN:** One light fixture and one outlet. All elements on the range must be in working order. The refrigerator and freezer must be in working order. The sink must be working properly. There must be adequate space to prepare food.

**BATHROOM:** One light fixture; a means of ventilation (usually an openable window or an exhaust fan); working flush toilet; tub or shower and sink, with hot and cold running water.

**BEDROOM:** One light fixture and one outlet, or two outlets (one or the other, both are not required); one openable window; a permanent source of direct or indirect light.

Get a copy of the "*A Good Place to Live*" booklet for a more complete room-by-room look at the minimum requirements. This booklet is available **FREE** from our office or you can download it from the HUD website at [http://www.hudclips.org/sub\\_nonhud/html/pdfforms/593pih.pdf](http://www.hudclips.org/sub_nonhud/html/pdfforms/593pih.pdf).

### Walla Walla Housing Authority

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**Brian Jones**  
Vice Chair

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Commissioner

**Jude Noland**  
Commissioner

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Resident Commissioner

**Dominick Elia**  
Ex-Officio

**Renée Rooker**  
Executive Director

**Advertise  
FREE!**



Advertise your available rentals with WWHA for FREE!

Contact Gaby at 527-4542 extension 100 and provide your rental property information...*type of unit, number of bedrooms, address of rental, monthly rent, security deposit, amenities, and contact information.*

WWHA's Available Rental listing is up-dated weekly and is available to the general public.

Advertise today and get results!

### *Do you have a change to report?*

Walla Walla Housing Authority appreciates your assistance and cooperation in reporting changes timely.

Changes such as:

- A new address;
- Up-dated tax information; or
- Buying or selling property that is under a Housing Assistance Payment (HAP) contract

With just a quick telephone call from you, we can discuss what changes you are reporting and determine what paperwork may need to be processed.

Reporting changes timely will ensure that your housing assistance payment can be processed without interruption.



Visit Us On-Line: [www.wallawallaha.org](http://www.wallawallaha.org)

*The Scoop is written, edited, and published by the Walla Walla Housing Authority Staff*

