

HOUSING QUALITY STANDARDS

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Note: This section does not apply to units occupied by recipients being assisted under the Short Term Rental, Utility and Mortgage Assistance category or units occupied by recipients of supportive services only.

Prior to residency, each unit assisted with HOPWA funds must meet HUD Housing Quality Standards (HQS). Generally, compliance with HQS assures that HOPWA-assisted units are in safe and sanitary condition. HQS are the minimum standards that are to be applied to all units being assisted through HOPWA.

HQS inspections must be conducted prior to occupancy, or prior to the provision of HOPWA assistance. At initial inspection, units not meeting HQS must be repaired, re-inspected, and pass HQS prior to the provision of assistance.

The following is a summary of HQS requirements:

Housing Quality Standard Category	Description of Standard
Structure and materials	The structure must be structurally sound so as not to pose any threat to the health and safety of the occupants.
Access	The housing must be accessible without having to trespass and have proper egress in case of fire.
Space and security	Each resident must be provided adequate space and security for themselves and their belongings. A sleeping area must be provided for each resident.
Interior air quality	Every room or space must be provided with natural or mechanical ventilation. Structures must be free of air pollutants that threaten health.
Water supply	The water must be free of contamination at levels that threaten health.
Thermal environment	The housing must have adequate heat and/or cooling facilities that are maintained in proper operating condition.
Illumination and electricity	The housing must have adequate natural or artificial illumination.

Housing Quality Standard Category	Description of Standard (Continued)
Food preparation and refuse disposal	Suitable food preparation areas must contain space and equipment to store, prepare and serve food in a sanitary manner.
Sanitary condition	The unit and any equipment must be maintained in sanitary condition.

Exhibit 4 includes an example HQS Inspection Checklist and Certification Statement for your use. You are strongly encouraged to carefully review this document for a more detailed description of each HQS category.

Reinspection Requirements

HOPWA-assisted unit will be subject to annual re-inspections to determine ongoing compliance with HQS. Units not meeting HQS upon re-inspection will not be eligible for HOPWA assistance until brought back up to standards. Therefore, it is recommended that inspections be completed at least thirty days prior to the expiration of the lease period to allow the needed repairs to be completed without a lapse in assistance.