

# Section 8 Housing Assistance Program Minimum Housing Quality Standards

Prior to occupancy by the tenant, the unit must be decent, safe and sanitary. Corporation inspectors will evaluate or inspect each unit to assure Housing Quality Standards are met. If a unit fails to meet HQS, a list will be provided to the landlord listing the items to be corrected. The landlord has the option to make the corrections to the unit in order to participate in the program. HQS inspections are conducted annually for tenants on the program.

Listed below are some of the requirements:

- Sanitary requirements specify a private indoor toilet, hot and cold running water and a bathtub and/or shower. A window or air vent is also required.
- Kitchens must have a stove and refrigerator. A microwave oven may be substituted for a stove or range. In some cases, the tenant may provide his or her own stove and refrigerator. In addition, a sink with hot and cold running water, adequate storage and space for food preparation and serving is required.
- Adequate space and security requirements specify the presence of a living room, kitchen, bathroom, and sleeping area. A living or sleeping room is adequate for each two (2) persons of the same sex (children). All exterior doors and windows must be lockable.
- Adequate illumination and electricity is required in each room. At least two (2) outlets or one (1) outlet and a permanent light fixture is acceptable.
- The unit must be structurally sound with no severe defects. The unit entrance must not present a danger of tripping and elevators must be in safe and operating condition.
- The owner must certify that he/she is in compliance with HUD Lead Based Paint Regulations. The owner must provide the tenant with information on the hazards of lead-based paint poisoning in accordance with regulations.
- Access to the unit must not be through unauthorized use of another private property. Also, a building must provide an alternate exit in case of fire, (i.e.) fire escape, fire ladder, back door. Also, handrails are required on stairwells that exceed four (4) treads.
- The unit must be free of vermin and rodent infestation.
- A smoke detector is required on all living levels including the cellar.
- Hot water tanks must have a temperature pressure relief valve and discharge line directed towards the floor, approximately 6"-8" from the floor.
- Heating equipment must provide adequate heat to assure a healthy dwelling environment.