

WHAT IS AN HQS INSPECTION?

Department of Housing and Urban Development (HUD) have Housing Quality Standards (HQS) in an effort to improve the quality of assisted housing nationally.

A unit must pass an inspection which consists of HQS and Parish codes, prior to being accepted for the Housing Choice Voucher Program Subsidy.

Building strong and secure housing in Ouachita!



OUACHITA HOUSING

CONTACT US:

24 Accent Drive

Suite 151

Monroe, LA 71202

318-327-1385

ouachitahousing.org



Equal Opportunity Employer/Program

Auxiliary aids and services are available upon request to individuals with disabilities.

TTY: 800-846-5277 or 800-947-5277



OUACHITA PARISH HOUSING



OUACHITA HOUSING

HQS INSPECTIONS



OUACHITAHOUSING.ORG

TYPES OF INSPECTIONS

Initial/Move-In:

Conducted upon receipt of Request for Tenancy Approval and approval of the proposed lease.

Annual:

An inspection of each unit under contract within 12 months of the last annual inspection.

Special/Complaint:

At the request of the family, owner or, an agency or third party.

TIME STANDARDS FOR REPAIRS

Emergency items which endanger the family's health or safety must be corrected within 24 hours of notification, or 72 hours if the owner cannot be contacted by phone.

EXAMPLES OF EMERGENCY REPAIRS

- Lack of security lighting
- Waterlogged ceiling in imminent danger of falling.
- Major plumbing leaks or flooding
- Natural gas leaks or fumes
- Electrical problem, which could result in shock or fire
- Inadequate heat when the temperature inside unit is below 68 degrees Fahrenheit.
- Utilities not in service
- No running hot water
- Broken glass where someone could be injured
- Obstacle that prevents tenant's entrance or exit
- Lack of functioning toilet

For more information and to view the HQS Checklist, visit www.ouachitahousing.org

CONSEQUENCES FOR OWNER REPAIRS

Abatement:

A notice of abatement will be sent to the owner, and the abatement notice is generally for 60 days, depending on the nature of the repair(s) needed.

For re-inspection of the unit, the owner must contact the inspector when the repairs are completed so they can schedule an inspection.

If the owner makes repairs during the abatement period, payment will resume on the day the unit passes inspection.

No retroactive payments will be made to the owner for the period of time the rent was abated, and the unit did not comply with HQS.

The notice of abatement states that the tenant is not responsible for THA's portion of rent that is abated.