

PAWTUCKET HOUSING AUTHORITY
SECTION 8 TENANT-BASED HOUSING PROGRAM

HOUSING QUALITY STANDARD (HQS) INSPECTIONS

POLICY

As you know, the Pawtucket Housing Authority's (PHAs) Section 8 Program is regulated by the U. S. Department of Housing and Urban Development (HUD). These regulations mandate that the PHA perform annual Housing Quality Standard (HQS) inspections of all units subsidized under this program to assure the units are maintained in a decent, safe and sanitary condition.

When the PHA performs HQS inspections and finds violations, a notice of Non-Compliance is sent to you as a landlord/owner informing you of the violations that need to be corrected. You are given no more than 24 hours to correct life-threatening defects and 30 days to correct any other defects. The PHA may provide an extension beyond the 30 days. However, the PHA will only approve extensions judiciously and the extension can only be approved if it is requested in writing prior to the expiration date.

Under HUD regulation 24 CFR 982.404(a3) it states that "The PHA must not make any housing assistance payments for a dwelling unit that fails HQS, unless the owner corrects the defect within the period specified by the Housing Authority and the Housing Authority verifies the correction."

Our policy governing HQS inspections is as follows:

A reinspection of an apartment that fails will be done on the expiration date that is noted on the Notice of Non-Compliance Form. If the violations have not been corrected upon reinspecting the unit on the expiration date, your payment for the following month will be reduced (abated) and pro-rated by the number of days this unit did not pass inspection. You will not receive any payment until the unit passes HQS. Once the unit passes HQS, your payments will resume and be pro-rated from the date that you contacted this office to notify us of the corrections. To reiterate: You will not be paid for the period the unit did not pass HQS.

If you have any questions pertaining to this policy or procedure, please do not hesitate to contact Mary Michalczyk, Chief of Rental Assistance, at 721-6017.