



HOUSING QUALITY STANDARDS (HQS)
INFORMATION FOR PARTICIPANTS – HOUSING CHOICE VOUCHER PROGRAM

Under the U.S. Department of Housing and Urban Development (HUD) Conforming Rule for Housing Choice Voucher programs, which went into effect in October 1995, there have been some changes in Housing Quality Standards (HQS). The family is responsible for correcting any family-caused HQS violations. Please see the summary below of these requirements.

OWNER OBLIGATION (HQS)

The Owner must maintain the unit and premises in accordance with HQS.

If the Owner fails to maintain the dwelling unit in accordance with HQS, the Housing Authority (PHA) must take prompt and vigorous action to enforce the Owner’s obligations. PHA remedies for such breach of the HQS include termination, suspension, or reduction of housing assistance payments (HAP) and termination of the HAP contract.

The PHA must not make any HAP payments for a dwelling unit that fails to meet the HQS, unless the Owner corrects the defect within the period specified by the PHA and the PHA verifies the correction. If a defect is life threatening, the Owner must correct the defect within no more than 24 hours.

For other defects, the Owner must correct the defect within no more than 30 calendar days (or any written PHA-approved extension) prior to the notice of the re-inspection.

The Owner is not responsible for a breach of the HQS that is not caused by the Owner, and for which the family is responsible. (However, the PHA may terminate assistance to a family because of HQS breach caused by the family.)

FAMILY OBLIGATION (HQS)

The family is responsible for a breach of the HQS that is caused by any of the following:

1. The family fails to pay for any utilities that the Owner is not required to pay for, but which are to be paid by the tenant;
2. The family fails to provide and maintain any appliances that the Owner is not required to provide, but which are to be provided by the tenant; or
3. Any member of the household or guest damages the dwelling unit or premises (damages beyond ordinary wear and tear).

If an HQS breach caused by the family is life threatening, the family must correct the defect within no more than 24 hours. For other family-caused defects, the family must correct the defect within no more than 30 calendar days (or any written PHA-approved extension) prior to the notice of the re-inspection.

If the family has caused a breach of the HQS, the PHA must take prompt and vigorous action to enforce the family obligations. The PHA may terminate assistance for the family in accordance with 24 CFR 982.552.

This form to be used for SNRHA purposes only.

Please be advised while we are here to serve you, Housing Choice Voucher (HCV) Regulations authorize a public housing authority to terminate benefits when a family engages in or threatens abusive or violent behavior toward the authority’s personnel [24 CFR § 982.552(c)(1)(ix).]

WARNING: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any department or Agency of the United States as to any matter within its jurisdiction.

Our agency provides reasonable accommodations to elderly or disabled applicants and participants to ensure programs and services are accessible. If you need a reasonable accommodation, please submit your request in writing to: SNRHA, P.O. Box 1897, Las Vegas, NV 89125, Attention: 504 Officer. Southern Nevada Regional Housing Authority will not discriminate because of race, color, religion, age, national origin, disability, familial status or sexual orientation. If you feel you have a Fair Housing Complaint, please contact HUD at 1-800-669-9777 or TTY 1-800-927-9275. The Equal Access to Housing in HUD Program Regardless of actual or perceived Sexual Orientation, Gender Identity, or Marital Status in compliance with Final Rule, published in the Federal register August 2014. SNRHA will comply with 24 CFR Parts 5, 91, 880, et al. Violence Against Women Act Conforming Amendments.

Si usted no puede leer este documento por favor pida la asistencia de nuestro personal bilingue. La Vivienda Regional del Sur de Nevada, proporciona servicios de traducción para participantes y clientes que califican. Si usted necesita esta forma en Espanol, por favor contacte a su asistente social.