



Harris County Housing Authority

8933 Interchange
Houston, Texas 77054
Tel: 713-578-2100 Fax: 713-669-4594
www.hchatexas.org

Home Quality Standard (HQS) Guidelines

These are guidelines for the owner and family to ensure that a selected unit will be in compliance with the standard housing requirements. To expedite the execution of the HAP contract, HCHA recommends that the family and the owner ensure that the unit is in compliance with the HQS requirements before requesting an inspection.

A. LANDLORD & TENANT

Standard Housing Requirements

Unit must have, at least:

- Kitchen
- Bathroom
- Living room/sleeping room
- One sleeping room (for each 2 persons) with doors & doorknobs
- Outside doors and windows that can be locked; a window latch on each exterior window
- Adequate vented heating and cooling systems with Seal of Approval label
- Safe approved water supply
- Smoke detector/s as determined by HCHA.
- Fire escape or outside windows that open in case of fire - one (1) in each sleeping area
- Entrance without going through another person's property
- No dangerous gases or air pollution
- No rodents (rats and mice) or vermin (cockroaches and insects)
- Bedroom window/door guards must be designed to be operable from inside and a key affixed in proximity for such window/door guards lock

Living and sleeping rooms must have, at least:

- One window
- Two electric outlets, one overhead or wall outlet
- No loose surface materials

Bathroom must have, at least:

- Private indoor toilet
- Basin - hot and cold water
- Exhaust ventilation or outside window that opens

Kitchen must have, at least:

- Stove and Refrigerator
- Adequate storage, preparation and serving space
- Garbage cans
- One overhead or wall light and one other electrical outlet
- All appliances provided must be working

Building must be in good condition:

Floors:

- No bulging holes or cracks
- No loose surface materials
- Walls
- No leaning or buckling- loose siding

Ceilings:

- Firm and watertight
- No large cracks or holes
- No loose surface materials

Entrance, walkways, stairways, halls and porches:

- A doorknob lock or keyed dead bolt on each exterior door
- No danger of tripping or falling
- Elevators: Safe and operating condition correct sliding glass door if sliding section is on the exterior side of door to prevent glass from being removed

B. THIS PART MUST BE READ AND SIGNED BY THE OWNER

To the Landlord/Manager:

The tenant is solely responsible to the Landlord for the payment of all rent(s) until the HCHA approves the Housing Assistance Payments Contract with the Landlord. Please do not confuse the contract with the Request for Tenancy Approval signed by the Landlord and the Tenant. Only the Housing Assistance Payments Contract guarantees payment to the owner.

Please be advised that it is your responsibility to immediately notify our office in writing when you learn that your tenant has moved or intends to vacate. (Copy of the thirty-day (30) notice, if any.) Your signature and endorsement of the Housing Assistance Payment check means that you are certifying that the Housing Authority's participant is presently residing in the rental property that is under contract to us.

My signature below indicates that I have read and understood all of the above:

Signature of Owner or Representative

Date