

WHAT IS AN HQS INSPECTION?

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

Prior to a unit being accepted for the Housing Choice Voucher Program subsidy, it must pass an inspection which consists of HQS and City codes.



Creating a better Tulsa by transforming lives and communities

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HOUSING AUTHORITY OF THE CITY OF TULSA

HQS INSPECTIONS

WWW.TULSAHOUSING.ORG

GUIDELINES/TYPES OF INSPECTIONS

Initial/Move-In:

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

Biennial:

An inspection of each unit under contract within 24 months of the last annual inspection.

Special/Complaint:

At request of owner, family, 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.

· For non-emergency items, repairs must be made within 28 days.

EXAMPLES OF EMERGENCY REPAIRS

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

For more information and to view the HQS Checklist visit www.tulsahousing.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 reinspection 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.