



Overview of Housing Quality Standards

Any supportive housing unit should be inspected to ensure its quality prior to tenant move-in. When a housing unit is funded or rented using a subsidy from the U.S. Department of Housing and Urban Development (HUD), the unit is typically subject to Housing Quality Standards (HQS) monitored by the local Public Housing Authority. Prior to rental, a certified HQS inspector will inspect the unit to ensure that it meets HQS.

Even if a development is not officially subject to HQS, these standards provide a good checklist for habitability. These standards are summarized here, but providers should reference the Code of Federal Regulations, CFR 982.401 for all units and CFR 982.605 for SRO units (both are cited below) to review all HQS requirements:

Cleaning

- All interior walls, ceiling and trim surfaces must be clean and free of loose dirt and grease.
- All windows, sills and exterior ledges must be clean and free of loose dirt and grease.
- Window blinds must be dust-free. Curtains must be laundered and clean.
- All bathroom surfaces must be cleaned and disinfected.
- Kitchen appliances must be clean and operable. The area behind appliances must be clean.
- Kitchen cabinets, doorknobs and drawers (inside and out), and counters must be clean and free of paint.
- Light fixtures and covers must be clean.

Painting

- All loose, peeling paint must be removed and surfaces primed as necessary.
- Mildew and other stains must be stain-blocked prior to painting.
- All painted surfaces must be newly painted or cleaned so that they appear new.

General

- Windows must be in good repair and operable (working sash cords, hardware, no broken or cracked glass).
- Bathroom plumbing must be in good repair, operable and with no visible leaks.
- Plumbing supply and drain lines must be clear and with no visible leaks.
- Radiator/heating units must be clean, operable and painted with heat-resistant paint.

Electrical

- Outlets and switches must be operable.
- Outlet and switch plates must be in place and not damaged or cracked.
- Fixtures must be secure and operable.
- Smoke detectors must be secure and operable.
- There should not be bare or open wires.

Doors and Hardware

- Doors must be in good repair and operable.
- Hardware must be clean and free of paint.
- Hardware must be complete and in good working order.



Floors

- Carpeting must be in good condition, vacuumed/shampooed or replaced as necessary.
- There should not be any trip hazards.
- Floors should be clean and waxed (if applicable).
- Tile floors should not have any loose or missing tiles (some areas with missing tiles may be mortar-filled).