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Housing Quality Standards Inspection FAQ

What are the inspection standards?

- ✓ Sanitary facilities
- ✓ Water supply
- ✓ Food preparation and refuse disposal
- ✓ Lead-based paint
- ✓ Space and security
- ✓ Access
- ✓ Thermal environment
- ✓ Site and neighborhood
- ✓ Illumination and electricity
- ✓ Sanitary conditions
- ✓ Structure and materials
- ✓ Smoke detectors
- ✓ Interior air quality

This is only a partial list, and standards may change over time.

Remember that all utilities must be on, and the unit must be move-in ready, at inspection time.

What is the purpose of Housing Quality Standards?

The goal of the Housing Choice Voucher (HCV) program is to provide “decent, safe and sanitary” housing at an affordable cost to low-income families. Housing Quality Standards help HUD, and local Public Housing Authorities (PHAs) accomplish that goal by defining “standard housing” and establishing the minimum quality criteria necessary for the health and safety of program participants. All HCV housing units must meet these housing quality standards to participate in the HCV program.

When should I expect the housing quality standards inspection?

When we schedule our inspection to ensure housing quality standards (HQS) is dependent on when you list the unit as available on the Golden Key. Our HQS inspector will reach out close to your provided date to schedule the inspection. Accurate availability date and timely response with the inspector are crucial to ensuring appropriate turnaround time and a convenient move-in date. If you have questions regarding HQS inspections and/or changes in your timeline, please immediately reach out to Housing Works and/or HQS inspector.

How often will inspection occur?

Housing Works contracts will receive inspections every two years to ensure housing unit is being maintained. It is encouraged that landlord to understand our inspection standards, as they may differ from those of the landlord. It is also recommended that the landlord conduct their own inspections as outlined in the rental agreement.

What if the unit fails inspection?

If the unit fails, we will send the landlord a letter listing the corrections that need to be made within 30 days of inspection. Once the landlord has made the repairs, he or she must call us to schedule a second inspection. If the unit fails again, we advise the tenant to look for another unit. The landlord will not receive payment from Housing Works if the unit fails inspection, it is advised that the tenant not move in until approved.