

WHAT IS AN HQS INSPECTION?

A Housing Quality Standard (HQS) inspection is conducted on a unit before housing assistance can be paid on behalf of a family and on a biennial basis during tenancy.

HOW DO I SCHEDULE AN INSPECTION?

After a participation is approved for a unit by the landlord, the Request for Tenancy Approval (RTA) form needs to be submitted to Homes for Good. The RTA form allows Homes for Good to ensure the unit meets the participant's income guidelines. If the unit meets the participant's voucher amount, the Homes for Good team will contact the landlord to schedule an inspection. If the tenant is already living in the unit, Homes for Good will contact the tenant directly to schedule an inspection.

FOR LANDLORDS

Preparing a unit for HQS inspection is the first step to promptly receiving Housing Assistance Payment (HAP). To ensure a unit will pass inspection please use the checklist on the back of this card. Secondly, confirming that the information on the RTA form matches the rental agreement can prevent delays in payment. Additionally, by providing a copy of the rental agreement including the lease start dates to the inspector upon inspection passing and promptly completing the required paperwork prepared by Homes for Good assures payment will be processed in a timely manner. To provide your team with the tools needed to pass inspection and receive payment promptly, Homes for Good offers free HQS workshops available to managers and maintenance teams. For questions or to register for a class, contact Homes for Good Landlord Liaison, Travis Baker, at 541-682-2602 or TBaker@HomesForGood.org

FOR PARTICIPANTS

When searching for a unit, use the checklist on the back of this card to increase the likelihood that the unit will pass HQS inspection. Homes for Good cannot pay the voucher's rent portion for any days prior to the inspection passing. Homes for Good can only pro-rate rent to the inspection pass date or the rental agreement start date, whichever is later. When moving with a voucher, Homes for Good can only pay two landlords for 5 days overlap. You can be responsible for full rent if there are more than 5 days overlap for two units. If you choose to move into a unit prior to the unit passing inspection, it is your responsibility to ensure rent is paid in full until the housing assistance payment is processed.