



**RENTAL ASSISTANCE VOUCHER PROGRAM  
HOUSING QUALITY STANDARDS  
OF THE SAULT STE. MARIE TRIBE OF CHIPPEWA INDIANS  
HOUSING AUTHORITY**

Rental units must meet these minimum Housing Quality Standards as defined and adapted from CFR Section 982.401 housing quality standards (HQS).

### General Requirements

#### **Sanitary Facilities:**

##### Performance Requirements

- The dwelling must include sanitary facilities within the unit
- The sanitary facilities must be in proper operating condition and adequate for personal cleanliness and disposal of human waste.
- The sanitary facilities must be usable in privacy

##### Acceptability Criteria

- The bathroom must be located in a separate room and have a flush toilet in proper working condition
- The unit must have a fixed basin (lavatory) with a sink trap and hot and cold running water in proper operating conditions.
- The unit must have a shower or tub with hot and cold running water in proper operating condition.
- The facilities must utilize an approved public or private disposal system, including a locally approved septic system

#### **Food Preparation and Refuse disposal:**

##### Performance Requirement

- The dwelling unit must have suitable space and equipment to store, prepare and serve food in a sanitary manner.

##### Acceptability Requirement

- The dwelling unit must have an oven and a stove or range. A microwave oven may be substituted for a tenant supplied oven and stove or range. A microwave may be substituted for an owner supplied oven and stove or range if the tenant agrees and microwave ovens are furnished for both subsidized and unsubsidized tenants in the same building or premises.
- The dwelling unit must have a refrigerator of appropriate size for the family
- All required equipment must be in proper operating condition. According to the lease, equipment may be supplied by either the owner or the family.
- The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approved public or private system.

- The dwelling unit must have space for storage, preparation and serving food.
- Facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary, are required.

### **Space and Security:**

#### Performance Requirement

- The dwelling unit must provide adequate space and security for the family.

#### Accessibility Criteria

- At a minimum the dwelling unit must have a living room, a kitchen and a bathroom.
- The dwelling unit must have at least one bedroom or living/sleeping room for every two persons. Other than very young children, children of opposite sex may not be required to occupy the same bedroom or living/sleeping room.
- Dwelling unit windows that are assessable from the outside must be lockable.
- Exterior doors to the unit must be lockable.

### **Thermal Environment:**

#### Performance Requirement

- The dwelling unit must be able to provide a thermal environment that is healthy for the human body.

#### Acceptability Criteria

- There must be a safe system for heating the dwelling unit, such as electric baseboard, radiator, or forced air systems. In order to ensure healthy living environment appropriate for the climate the system must be able to provide adequate heat either directly or indirectly to each room.
- If present, the air conditioning system or evaporative cooler must safely provide adequate cooling in each room.
- The heating and/or air conditioning system must be in proper operating conditions.
- The dwelling unit must not contain un-vented room heaters that burn gas, oil or kerosene. Electric heaters are acceptable.

### **Illumination and Electricity:**

#### Performance Requirement

- Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support health and safety of occupants.
- The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances.
- Electrical fixtures and wiring must not pose a fire hazard.

#### Acceptability Criteria

- There must be at least one window in both the living room and each sleeping area.
- The kitchen area and the bathroom must have a permanent ceiling or wall mounted fixture in proper operating condition.
- The kitchen must have at least one electrical outlet in proper operating condition.

- The living room and each sleeping space must have at least two electrical outlets in proper operating condition, Permanent overhead or wall mounted light fixtures may count as one of the required electrical outlets.

**Structure & Materials:**

Performance Requirement

- The dwelling unit must be structurally sound.
- The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environments

Acceptability Criteria

- Ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, or defects that might result in air in filtration or vermin infestation.
- The roof must be structurally sound and weather-proof.
- The foundation and exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large hole, or defects that may result in air infiltration or vermin infestation.
- The condition and equipment of interior and exterior stairs, halls, porches, and walkways must not present the danger if tripping and falling.
- Elevators must be working safely

**Interior Air Quality:**

Performance Requirement

- The dwelling unit must be free from dangerous air pollutant levels that threaten the occupants’ health.

Acceptability Criteria

- The dwelling unit must be free from dangerous air pollution levels from carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.
- There must be adequate air circulation on the dwelling unit
- Bathroom areas must have on operable window or other adequate ventilation.
- Any sleeping room must have at least one window. If the window was designed to be open it must be in proper working order.

**Water Supply:**

Performance Requirement

- The water supply must be free from contamination.

Acceptability Criteria

- The dwelling unit must be served by an approved public or private water supply that is sanitary and free from contamination,

**Lead Based paint:**

Performance Requirement

- The Lead-Based Paint Poisoning Prevention Act as amended (42 U.S.C. 4821-4846) and the Residential Lead-Based Paint Hazard Reduction Act of 1992 and implementing

regulations 24 CFR Part 35 Subparts A, B, M, and R apply to the housing choice voucher program,

#### Acceptability Criteria

- The requirements apply to dwelling units built prior to 1978 that are occupied or can be occupied by families with children less than six years in age, excluding zero bedroom dwellings.
- During the initial and annual inspections of pre-1978 units that are occupied or will be occupied by families with children less than 6 years of age, the inspector must conduct a visual assessment for deteriorated paint surfaces and the owner must stabilize deteriorated surfaces. Applicable areas include painted surfaces within the dwelling unit, exterior painted surfaces associated with the dwelling unit and common areas of the building through which residents must pass to gain access to the unit and areas frequented by resident children less than six years of age, including play areas and child care facilities.
- For units occupied by environmental intervention blood lead level (lead poisoned) children under six years of age, a risk assessment must be conducted (paid for by the HA), and the owner must complete hazard reduction activities if lead hazards are identified during the risk assessment.

#### **Access:**

##### Performance Requirement

- Use and maintenance of the unit must be possible without authorized use of other private properties.
- The building must provide an alternate means of exit in case of fire.

#### Acceptability Criteria

- The unit must have private access
- In case of fire, the building must contain an alternate means of exit such as fire stairs, or windows, including use of a ladder for windows above the second floor.

#### **Site and Neighborhood:**

##### Performance Requirement

- The site and neighborhood must be reasonably free from disturbing noises and reverberations or other dangers to the health, safety, and general welfare of the occupants

#### Acceptability Criteria

- The site and neighborhood may not be subject to serious adverse natural or manmade environmental conditions, such as dangerous walks or steps, instability, flooding. Poor drainage, septic tank back ups or sewer hazards, mudslides, abnormal air pollutants, smoke or dust, excessive noise, vibration, or vehicular traffic, excessive accumulations of trash, vermin, or rodent infestation, or fire hazards.

#### **Sanitary Conditions:**

##### Performance Requirement

- The dwelling unit and its equipment must be in sanitary condition.

#### Acceptability Criteria

- The dwelling unit and its equipment must be free of vermin and rodent infestation

#### **Smoke Detectors:**

##### Performance Requirement

- On each level of the dwelling unit including basements, but not excluding spaces and unfinished attics at least one battery-operated or hard-wired smoke detector in proper working condition must be present.
- Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection Association Standards (NFPA) 74 or its successor standards.
- If a hearing-impaired person is occupying the dwelling unit, the smoke detectors must have an alarm system designed for hearing-impaired persons as specified in NFPA 74.

#### Acceptability Criteria

- The Housing Authority must insure that the location of smoke detectors conforms to local and/or State Fire Marshall's requirements.
- The Housings Authority must determine that the smoke detectors are located and installed in accordance with NFPA Standards. All smoke detectors must be in operating order.
- Local codes, such as housing or fire codes, often address responsibilities between owners and renters for installation and maintenance of smoke detector batteries. At initial inspection smoke detectors must have good batteries and be operable. The Housing Authority may follow local codes to determine if missing or dead smoke detector batteries constitute a tenant or owner-caused failure in occupied units.