



2640 Fountain View Drive Houston, Texas 77057 | 713.260.0600 P | 713.260.0547 TTY | www.housingforhouston.com
Housing Choice Voucher Program

Dear HHA Landlord:

Effective January 1, 2015, Houston Housing Authority (HHA) will begin to conduct your Housing Quality Standards (HQS) *annual* inspections biennially (once every two years), for *most* Housing Choice Voucher (HCV) assisted units. Initial or Special inspections will be conducted as required; there will be no change to these inspection types.

Assisted units requiring annual inspections located in the Northwest and Southwest zones of HHAs service areas of jurisdiction will be inspected in 2015 and in odd numbered years going forward. Assisted units requiring annual inspections located in the Northeast and Southeast zones of Houston and the surrounding areas will be inspected in 2016 and in even numbered years going forward. This means your unit will be inspected, at a minimum, every other year. HHA will continue to conduct inspections for units receiving assistance through the Mod-Rehab program and/or Project Based Voucher (PBV) program annually.

On June 25, 2014 HUD published a notice of statutory changes entitled "HUD Implementation of Fiscal Year 2014 Appropriations Provisions on Public Housing Agency Consortia, Biennial Inspections, Extremely Low-Income Definition, and Utility Allowances," in the Federal Register. The 2014 Appropriations Act included statutory changes that "are designed to reduce administrative burdens on PHAs, enable PHAs to better target assistance to families in need of such assistance, and reduce Federal costs." Section 220 of the 2014 Appropriations Act allows housing authorities to comply with inspection requirements by inspecting units **not less than biennially**. The provision was immediately effective for any unit under Housing Assistance Payment (HAP) contract where the housing authority has conducted a Housing Quality Standards (HQS) inspection within 12 months preceding July 1, 2014. HHA opted to implement the change effective January 1, 2015.

Frequently Asked Questions (FAQs)

1. How will I know what year my unit will be inspected?

HHA will continue to provide reasonable notice of inspection via written or oral communication? If your unit is inspected in 2015, you should not expect another inspection until 2017 unless a 'Special' (Emergency, Complaint and/or Quality Assurance) inspection is scheduled.

2. What if my unit is not scheduled for inspection during a year, but I want to report a HQS issue?

The owner, tenant, and/or third party may continue to report potential HQS violations to request an emergency and/or complaint inspection as needed.

3. Are all units subject to the biennial inspection?

No. HHA will continue to inspect Mod-Rehab and PBV units every year (annually).



Individuals with disabilities may contact the 504/ADA Administrator at 713-260-0353, TTY 713-260-0547 or 504ADA@housingforhouston.com

4. Is it possible that my unit will be inspected within a short time frame from the last Annual inspection?
Yes. Due to HHA beginning to conduct some inspections biennially your unit may be scheduled for inspection again. For example; your unit passed the Annual inspection in October 2014, but it is scheduled again for inspection in January 2015 because it is located in an odd year inspection zone.

HHA Zip Codes Based Upon Zones:

Northwest and Southwest will be inspected in 2015 (Odd Year Inspections).

Northeast and Southeast will be inspected in 2016 (Even Year Inspections).

Mod-Rehab and PBV units will be inspected annually.

Northwest:

77006 77007 77008 77009 77014 77018 77019 77022 77027 77037 77038 77040
 77041 77043 77055 77060 77064 77065 77066 77067 77068 77069 77070 77076
 77080 77084 77086 77088 77090 77091 77092 77095 77098 77210 77354 77355
 77375 77377 77379 77380 77381 77382 77384 77388 77389 77429 77433 77445
 77447 77449 77484 77493

Southwest:

77005 77024 77025 77030 77031 77035 77036 77042 77045 77046 77053 77054
 77056 77057 77063 77071 77072 77074 77077 77079 77081 77082 77083 77085
 77094 77096 77099 77401 77406 77407 77423 77450 77459 77469 77471 77477
 77478 77479 77489 77494 77498 77545 77583

Northeast:

77002 77003 77010 77011 77013 77015 77016 77020 77026 77028 77029 77032
 77039 77044 77049 77050 77073 77078 77093 77201 77336 77338 77339 77345
 77346 77357 77365 77373 77385 77386 77396 77521 77530 77532 77535

Southeast:

77004 77012 77017 77021 77023 77033 77034 77047 77048 77051 77058 77059
 77061 77062 77075 77087 77089 77502 77503 77504 77505 77506 77511 77520
 77536 77546 77547 77571 77573 77578 77581 77584 77586 77587 77598

