

**U.S. Department of Housing and Urban Development (HUD)  
Housing Quality Standards (HQS)  
for Section 8 Housing Choice Voucher Properties**

**I. Overview**

The U.S. Department of Housing and Urban Development (HUD) sets standards for housing receiving federal assistance. The primary standards are the Housing Quality Standards (HQS) at 24 CFR 982.401. The HQS were adopted in 1995 and last revised in 1999. All housing funded through HUD's Housing Choice Vouchers (formerly known as Tenant-Based Section 8 Voucher) must comply HQS as a condition of receiving funding. Local public housing authorities conduct initial and annual inspections to ensure compliance with the HQS.<sup>1</sup>

The HQS form the basis for HUD's Uniform Physical Condition Standards and its Public Housing Assessment System that applies to public housing and to Project-Based Section 8 Housing (also known as Housing Assistance Payment Program).<sup>2</sup>

**II. HQS's Provisions**

**(a) Performance and acceptability requirements**

- (1) This section states the housing quality standards (HQS) for housing assisted in the programs.
- (2)
  - (i) The HQS consist of:
    - (A) Performance requirements; and
    - (B) Acceptability criteria or HUD approved variations in the acceptability criteria.
  - (ii) This section states performance and acceptability criteria for these key aspects of housing quality:
    - (A) Sanitary facilities;
    - (B) Food preparation and refuse disposal;
    - (C) Space and security;
    - (D) Thermal environment;
    - (E) Illumination and electricity;
    - (F) Structure and materials;
    - (G) Interior air quality;
    - (H) Water supply;
    - (I) Lead-based paint;
    - (J) Access;
    - (K) Site and neighborhood;
    - (L) Sanitary condition; and

<sup>1</sup> See [www.hud.gov/offices/pih/programs/hcv/about/fact\\_sheet.cfm](http://www.hud.gov/offices/pih/programs/hcv/about/fact_sheet.cfm) for more information on the Housing Choice Voucher program.

<sup>2</sup> See [www.hud.gov/offices/pih/programs/hcv/scmap/scmap.cfm](http://www.hud.gov/offices/pih/programs/hcv/scmap/scmap.cfm) for HUD's Section 8 Management Assessment Program.

# Hqs Manual Hud

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