



MARIETTA HOUSING AUTHORITY

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Marietta, Georgia 30060
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8-I.B. HOUSING QUALITY STANDARDS: ADDITIONAL LOCAL REQUIREMENTS

The PHA may impose variations to the HQS as long as the additional criteria are not likely to adversely affect the health or safety of participant families or severely restrict housing choices for families. HUD approval is required for variations to the HQS. HUD approval is not required if the variations are clarifications of HUD's acceptability criteria or performance standards [24 CFR 982.401(a)(4)].

Thermal Environment [HCV GB p.10-7]

The PHA must define a "healthy living environment" for the local climate. This may be done by establishing a temperature that the heating system must be capable of maintaining, that is appropriate for the local climate.

PHA Policy

The heating system must be capable of maintaining an interior temperature of 68 degrees Fahrenheit between October 1 and May 1.

Clarifications of HUD Requirements

PHA Policy

As permitted by HUD, the PHA has adopted the following specific requirements that elaborate on HUD standards.

Walls

In areas where plaster or drywall is sagging, severely cracked, or otherwise damaged, it must be repaired or replaced.

Windows

Window sashes must be in good condition, solid and intact, and properly fitted to the window frame. Damaged or deteriorated sashes must be replaced.

Windows must be weather-stripped as needed to ensure a weather-tight seal.

Window screens must be in good condition (applies only if screens are present).

Doors

All exterior doors must be weather-tight to avoid any air or water infiltration, be lockable, have no holes, have all trim intact, and have a threshold.

All interior doors must have no holes, have all trim intact, and be openable without the use of a key.

Floors

All wood floors must be sanded to a smooth surface and sealed. Any loose or warped boards must be resecured and made level. If they cannot be leveled, they must be replaced.

All floors must be in a finished state. Raw wood or unsealed concrete is not permitted.

All floors should have some type of base shoe, trim, or sealing for a "finished look." Vinyl base shoe is permitted.

Sinks

All sinks and commode water lines must have shut off valves, unless faucets are wall mounted.

All sinks must have functioning stoppers.

Toilets

All worn or cracked toilet seats and tank lids must be replaced and toilet tank lid must fit properly.

Security

If window security bars or security screens are present on emergency exit windows, they must be equipped with a quick release system. The owner is responsible for ensuring that the family is instructed on the use of the quick release system.

Variations to Housing Quality Standards for the Exterior Appearances of Properties

The following variations to Housing Quality Standards (HQS) have been adopted by the Marietta Housing Authority (MHA) to apply standards contained in the "Official Code of Cobb County, Georgia" and "The Code of Marietta, Georgia" to MHA's Housing Choice Voucher (HCV) Program. The variations to HQS exceed current HQS performance requirements by including the exterior appearance of properties as a part of HQS. The variations to HQS do not unduly limit the amount and type of rental housing available at or below the fair market rent. The variations to HQS will not adversely affect the health or safety of participant families or severely restrict housing choice in the jurisdiction served by MHA.

The variations apply to all property (Property) proposed to receive or receiving Housing Assistance Payments (HAP) from MHA's HCV Program repair times shall be those contained in MHA's HCV Program Administrative Plan:

Applicable to single family Property and to all other residential Property (deficiencies at all other residential Property need not be located at the building or unit inspected; deficiencies shall be cited even when the deficiency is not in proximity to the building or unit inspected)

All vehicles or trailers of any kind or type parked on the Property shall have a lawful license plate unless parked within an enclosed building;

Unless within an enclosed building no inoperable vehicle or trailer of any kind or type is permitted to be parked on the Property inoperable vehicles are wrecked, dismantled, partially dismantled, inoperative, abandoned, discarded;

Any dead or hazardous trees, shrubs, ground cover, or weeds likely to harbor vermin, insects or to restrict or impede access to a public use of adjacent sidewalks or streets or to pose a risk of physical injury shall be removed;

All fences and retaining walls on the property shall be structurally sound and be kept in good repair. Fence posts shall be firmly set in a base that does not allow the fence post to shift with the fence railings firmly attached to the supported posts, fences and retaining walls shall be maintained in a manner to protect the fence or retaining wall from rotting or decaying and to maintain the structural integrity of the fence or retaining wall;

Exterior wall surfaces, windows, and screens must be maintained in good condition. Exterior walls must be free of holes, breaks, loose or rotting boards and the exterior paint must be maintained in good condition. Windows and window screens must be in good condition with all window panes being intact without cracks or holes;

The following list of items not permitted on the exterior premises of a Property includes but is not limited to:

Trash, debris, junk or items considered unsuitable for the surroundings, damaged lumber, scrap metal, unsecured, stored or salvage concrete, unsecured, stored or salvage asphalt, sand (not part of an amenity) cans, bottles, tires, containers, salvage materials, abandoned, discarded or unusable furniture, stoves, refrigerators, freezers, sinks, toilets, cabinets or any other household or commercial fixture or equipment.