NEIL ABERCROMBIE
GOVERNOR

HAKIM OUANSAFI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
HONOLULU, HAWAII 96817

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO:

To Section 8 Landlords:

Re: Section 8 Housing Quality Standard Inspection

At this time, we would like to thank you for your continued participation in the Section 8 Housing Choice Voucher Housing Assistance Program. With your support, we are able to provide safe, sanitary and decent homes for eligible families and their children.

However, it is also very important that the unit continue to meet the minimum Housing Quality Standard (HQS) set by the Housing and Urban Development (HUD). Some of the immediate items that must not be overlooked are listed and are considered Emergency Repair Items. Because of its immediate danger to the family and children the following items are considered Emergency Repair Items and must be corrected by the owner or tenant (whoever is responsible) **within 24 hours** of notice by the Housing Inspector:

- Lack of security for the unit
- Waterlogged ceiling in imminent danger of falling
- Major plumbing leaks or flooding
- Natural gas leak or fumes
- Electrical problem which could result in shock or fire
- Utilities not in service
- No running hot water
- Broken glass where someone could be injured
- Obstacle which prevents tenant's entrance or exit
- Lack of functioning toilet
- Inoperable smoke detector

The Housing Inspectors will make every effort to contact you and inform the tenant of the emergency repair items when conducting Housing Quality Standard (HQS) Inspections. The Public Housing Agency (PHA) may give a short extension not more than twelve additional hours whenever the responsible party cannot be notified or it is impossible to correct the repair within the 24-hour period. **We ask that both you and the tenant contact the Housing Inspector to schedule a re-inspection.**

Please take care of the emergency repair item(s) immediately. If they are not corrected in the time period required by the Hawaii Public Housing Authority (HPHA), and the owner is responsible to make repairs, the Housing Specialist will have to **abate** (stop) the Housing Assistance Payment (HAP) at the end of the inspection month.

Because this is a breach in the Housing Payments Contract, during abatement, the family is not responsible for the PHA's portion of rent that is abated. A 30-day notice to abate the HAP is not required in this situation and no retroactive payments will be made to the owner for the period of time the rent was abated and the unit did not comply with HQS. If the landlord does not make any efforts to correct the Emergency item(s), HPHA will have no other recourse but to terminate the HAP Contract.

If the emergency repair item(s) is a family obligation and they are not corrected in a time period as required by HPHA, Housing Specialist will terminate the assistance to the family. A 30-day notice will be given to the landlord to terminate the HAP Contract.

Please contact the Housing Inspection Section at 832-6040 if you have any questions regarding this matter.

Section 8 Management