Consolidated Homeless Fund (CHF)

Habitability Standards Checklist

The standards for housing unit inspections under the Consolidated Homeless Fund (CHF) are the housing habitability standards. Inspections must be conducted upon initial occupancy and then on an annual basis for the term of CHF assistance.

The habitability standards are different from the Housing Quality Standards (HQS) which are more stringent. In contrast to HQS inspections, the habitability standards do not require a certified inspector. As such, CHF program staff may conduct the inspections using this checklist to document compliance.

**Instructions**

Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. The property must meet all standards to be approved. A copy of this checklist should be placed in the client file.

|  |  |
| --- | --- |
| **Approved or Standard**  **Deficient** *(24 CFR part 576.403(c))* | |
|  | 1. ***Structure and materials***: The structure is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents. 2. ***Access***: The housing must be accessible and capable of being utilized without unauthorized use of other private properties. Structures must provide alternate means of egress in case of fire. |
|  | 3. ***Space and security***: Each resident is provided adequate space and security for themselves and their  belongings. Each resident is provided an acceptable place to sleep. |
|  | 4. ***Interior air quality***: Each room or space has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents. |
|  | 5. ***Water Supply***: The water supply is free from contamination. |
|  | 6. ***Sanitary Facilities***: Residents have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste. |
|  | 7. ***Thermal environment***: The housing has any necessary heating/cooling facilities in proper operating  condition. |
|  | 8. ***Illumination and electricity***: The structure has adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There are sufficient electrical sources to permit the safe use of electrical appliances in the structure. |
|  | 9. ***Food preparation***: All food preparation areas contain suitable space and equipment to store,  prepare, and serve food in a safe and sanitary manner. |
|  | 10. ***Sanitary condition***: The housing is maintained in sanitary condition. |
|  | 1. ***Fire safety***:    1. There is a second means of exiting the building in the event of fire or other emergency.    2. The unit includes at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors are located, to the extent practicable, in a hallway adjacent to a bedroom.    3. If the unit is occupied by hearing-impaired persons, smoke detectors have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.    4. The public areas are equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to,   laundry rooms, day care centers, hallways, stairwells, and other common areas. |

**Staff Certification**

I certify that I am not a HUD certified inspector and I have evaluated the property located at the address below to the best of my ability and find the following:

Property meets all of the above standards Property does not meet all of the above standards

Therefore, I make the following determination Property is approved

Property is not approved

**Special Conditions/Notes, if any:**

**Program Name: Program Participant Name:**

**Unit Address: Evaluator’s Name:**

**Evaluator’s Signature:**

**Date:**

Updated 2/18