



Tenant Based
Section 8 Program



HOMEOWNERSHIP

» 24 CFR 982.631(a) states:

- > The PHA may not commence monthly homeownership assistance payments or provide a downpayment assistance grant for the family until the PHA has inspected the unit and has determined that the unit passes HQS

While the regulations under homeownership require an initial HQS inspection to be conducted, the regulations ***exclude the requirement to conduct annual inspections as follows:***

Housing Quality Standards – cont.



» 24 CFR 982.641 – Applicability of other requirements:

- > (a) General. The following types of provisions **do not apply to assistance under the homeownership option:**
 - + (d) Subpart I requirements – The following provisions of subpart I of this part **do not apply** to assistance under the homeownership option:
 - (3) Section 982.405 – PHA initial and periodic unit inspection
 - » The PHA must inspect the unit leased to a family prior to the initial term of the lease, at least annually during assisted occupancy, and at other times as needed...

Housing Quality Standards



982.641(d): cont.

- (2) Section 982.404 – Maintenance: Owner and family responsibility; PHA remedies)

Regulations under the homeownership program exclude the requirements of the owner maintaining the unit in accordance with HQS. Likewise, the family is not responsible for a breach of HQS. Since 982.404 is specifically excluded under the homeownership program, the PHA has no authority to enforce the provisions of 982.404 if annual inspections are conducted.

Housing Quality Standards – cont.

