



Permanent Supportive Housing Assistance (PSHA) Vermont Office of Economic Opportunity

PERMANENT HOUSING HABITABILITY STANDARDS

Revised 12/23/2024

Habitability standards (24 CFR § 576.403(c)) apply any time PSHA Community Transition Funds are used to help a program participant move into housing under the Medicaid Permanent Supportive Housing Assistance (PSHA) Program.

Housing must be inspected and found to meet the required standards before any financial transition assistance is approved.

When a participant is moving into housing with a voucher, the Public Housing Authority will complete an assessment using the AHS Housing Quality Standards (HQS). When this is completed prior to requesting Medicaid Community Transition Funds, these standards meet all inspection needs.

When a voucher is not used, or the HQS inspection has not yet taken place, the providing agency can complete a checklist. Unlike HQS inspections, a certified inspector is not needed to conduct PSHA habitability inspections.

A PSHA Habitability Standards checklist is attached. Use of this form is not required but encouraged, although **units must meet the standards listed on the form**. Each grantee should implement and consistently follow its own written procedure on how to evaluate and determine housing habitability standards have been met. **Documentation must be kept in case files.**

PSHA funds used to provide services only (without financial assistance): When a Provider Agency is providing services-only assistance (i.e. no CTA funds requested) to help a participant maintain or move into new housing, a habitability inspection is not required. That said, it is strongly encouraged that all grantees work with clients to ensure that they live in housing that is safe and healthy.

AHS Housing Inspection by Vermont State Housing Authority (VSHA):

Using Different Housing Inspection Standards: A provider may also choose to rely on a different housing inspection standard, such as a city housing code. However, whichever inspection is used, it must determine whether all aspects of the PSHA minimum habitability standards have been met for the particular unit assisted with PSHA Community Transition Funds; simply conducting a city housing code inspection, a sampling of units in a particular development, or another type of housing quality assessment is insufficient. A completed checklist (or equivalent documentation) should be placed in the participant's file.

HOP - Minimum Habitability Standards for Permanent Housing (24 CFR part 576.403(c))	Meets Standard Yes/No
1. Structure and materials: The structures must be structurally sound to protect residents from the elements and not pose any threat to the health and safety of the residents. (this standard also applies to the building's exterior, common areas, and basement)	
2. Space and security: Each resident must be provided adequate space and security for themselves and their belongings. Each resident must be provided an acceptable place to sleep.	
3. Interior air quality: Each room or space must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.	
4. Water Supply: The water supply must be free from contamination.	
5. Sanitary Facilities: Residents must 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.	
6. Thermal environment: The housing must have any necessary heating/cooling facilities in proper operating condition.	
7. Illumination and electricity: The structure must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There must be sufficient electrical sources to permit the safe use of electrical appliances in the structure.	
8. Food preparation and refuse disposal: All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.	
9. Sanitary condition: The housing must be maintained in a sanitary condition.	
10. Fire safety: All three conditions below must be met to meet this standard. (i) There must be a second means of exiting the building in the event of fire or other emergency. (ii) Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person. (iii) The public areas of all housing must be 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, community rooms, day care centers, hallways, stairwells, and other common areas.	

Source: U.S. Department of Housing and Urban Development, Emergency Solutions Grant Interim Regulations, 24 CFR § 576.403 Shelter and housing standards.

PSHA - Minimum Habitability Standards for Permanent Housing

Agency:

Building Address:

Inspection Date: _____

Performed By: _____

_____ Apartment #:

CERTIFICATION STATEMENT

I certify that 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.

Final determination by program staff based on habitability evaluation:

- ☐ Property is approved.
- ☐ Property is not approved.

Signature:

Date: