



SAGINAW HOUSING COMMISSION

Saginaw Housing Commission Housing Choice Voucher Program (HCV) 24- Hour HQS Emergency Repair Item(s)

HUD requires the PHA to define life-threatening conditions and to notify the owner or the family (whichever is responsible) of the corrections required. The responsible party must correct life-threatening conditions within 24 hours of PHA notification.

PHA Policy:

The following are considered life-threatening conditions:

- Any condition that jeopardizes the security of the unit
- Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling
- Natural or LP gas or fuel oil leaks
- Any electrical problem or condition that could result in shock or fire
- The heating system must be capable of maintaining an interior temperature of 65 degrees Fahrenheit between October 1 and May 1.
- Utilities not in service, including no running hot water
- Conditions that present the imminent possibility of injury
- Obstacles that prevent safe entrance or exit from the unit
- Absence of a functioning toilet in the unit
- Inoperable smoke detectors

If an owner fails to correct life-threatening conditions as required by the PHA, the PHA will enforce the HQS in accordance with HUD requirements.

If a family fails to correct a family-caused life-threatening condition as required by the PHA, the PHA will enforce the family obligations.

The owner will be required to repair an inoperable smoke detector unless the PHA determines that the family has intentionally disconnected it (by removing batteries or other means). In this case, the family will be required to repair the smoke detector within 24 hours.



"Changing the Face of Public Housing Without Changing the Faces In It"

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